

Beautiful 4-bedroom Nantes-style house set on an enclosed, wooded plot. Close to the Nantes-Brest Canal.



INFORMATION

Town:	Guillac
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	140 m ²
Plot Size:	3048 m ²

IN BRIEF

A nature lover's dream!

Located near Josselin and Ploërmel, close to the Nantes-Brest Canal.

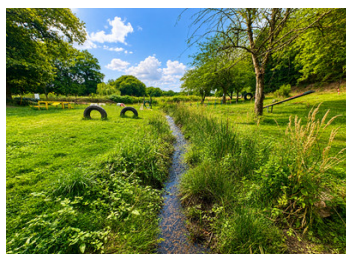
Convenient access to the Vannes–Rennes–Lorient route.

Discover this lovely 140 m² "Nantaise-style" house, built in 1970, set on an enclosed 3,048 m² plot featuring a small stream.

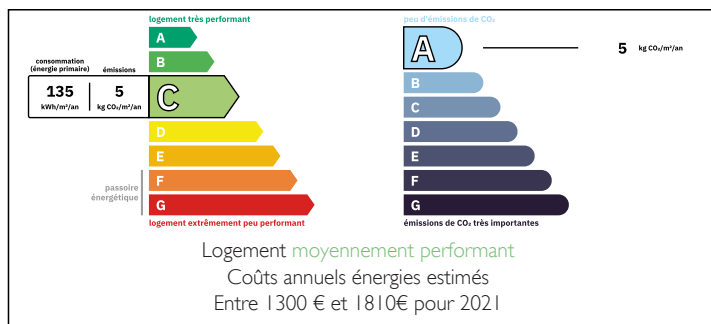
Quiet, detached setting—ideal for nature and animal lovers.

Single-level living is possible thanks to the ground floor, which includes a spacious living area with an open-plan kitchen, two bedrooms, a renovated bathroom, and a separate toilet.

Upstairs: two large bedrooms, a sitting room, a toilet, and a shower room (finishing work required). Full basement featuring a garage, laundry room, workshop, and a self-contained studio of approximately 25 m². Heat pump (installed 2021), updated electrical and plumbing systems, double

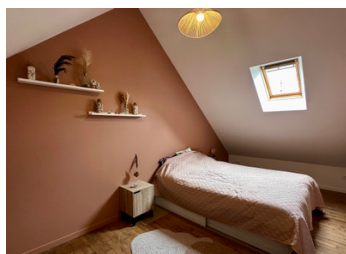


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: **640 EUR**

NOTES

DESCRIPTION

Love at First Sight Guaranteed!

Nestled in a lush green setting surrounded by large oak trees, discover this beautiful 140 m² "Nantaise-style" home set on a 3,048 m² plot.

It is located within walking distance of the Nantes-Brest Canal and close to a vibrant village offering all amenities.

Situated in Guillac—just minutes from Josselin and Ploërmel, and centrally located between **Rennes, Vannes, and Lorient**—this lovely home offers an exceptional living environment.

Do you dream of peace, space, and nature without being isolated? This property is perfect for you.

From the moment you arrive, you will be captivated by the surroundings: 3,048 m² of enclosed grounds, a small stream running through the garden, open views of the countryside, nearby forest trails for walking, and the Nantes-Brest Canal just a short walk away. Everything here invites you to relax, go for walks or bike rides, and enjoy an outdoor lifestyle.

A move-in-ready home offering the possibility of single-level living.

It features spacious, airy rooms, including:

On the ground floor, you enter a large, light-filled living area comprising a kitchen open to the dining and lounge spaces. There is also a utility room/scullery, two bedrooms, a brand-new shower room, and a hallway leading to the garden and the upper floor.

Upstairs, you will find two very large, bright bedrooms and a cozy relaxation area—perfect for unwinding, meditating, or daydreaming.

There is also a shower room with a toilet waiting to be customized to your taste.

The property also offers:

A full 70 m² basement—a real asset—featuring a garage, a...