LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46389MCO56 Price: 144 525 EUR

agency fees included: 7 % TTC to be paid by the buyer (135 000 EUR without fees)

2-bed detached cottage with garden near Josselin – a charming, turn-key holiday home ready to enjoy!







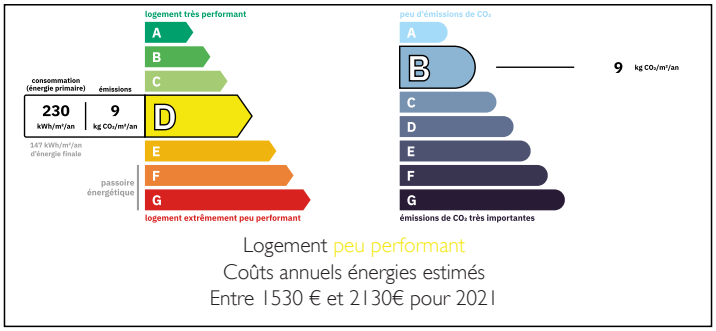








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1530 € et 2130€ pour 2021

INFORMATION

Town:	Guillac
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	68 m2
Plot Size:	173 m2

IN BRIEF

Situated in a peaceful village, this charming detached cottage offers comfortable and well-presented accommodation, ideal as a permanent home, holiday retreat, or investment property.

Set within a manageable plot, the property benefits from a delightful garden, providing the perfect space for gardening, outdoor dining, or simply relaxing in the tranquil surroundings.

The village offers a range of convenient amenities, including a bakery, médiathèque (library), post office, sports therapy centre, and a welcoming bar that hosts fantastic live music events throughout the summer. During the winter festive season, the village comes alive with its charming Christmas market, where you can browse the stalls while enjoying a warming glass of mulled wine. Just 8 minutes from the medieval town of Josselin and 35 minutes from Vannes, this property combines the tranquillity of

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.

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NOTES

DESCRIPTION

On arrival, you are welcomed by an attractive, low-maintenance garden, making this property an ideal lock-up-and-leave holiday home or an easy-to-manage permanent residence. The garden also benefits from a useful storage shed.

A spacious entrance porch provides plenty of room for coats, boots, bicycles and outdoor equipment before leading into the main hallway. From here, you'll find the fitted kitchen, with the family bathroom conveniently located opposite. The bright and spacious open-plan living and dining room offers a comfortable space for relaxing and entertaining, while underfloor insulation helps improve comfort and energy efficiency.

Upstairs, the landing leads to two bedrooms, including a generous master bedroom and a further well-proportioned second bedroom.

Room Sizes

Porch: 4 m²
Kitchen: 8.6 m²
Lounge/Dining Room: 26 m²
Bedroom 1: 27 m²
Bedroom 2: 10 m²

This is a home that has been lovingly cherished and beautifully maintained. Bursting with character and charm, it offers a wonderful opportunity for its next owners. Homes like this rarely stay on the market for long, so early viewing is highly recommended!

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr