LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47152JAM56 Price: 151 000 EUR

agency fees to be paid by the seller

Pretty 3 bedroom cottage in peaceful location near Josselin















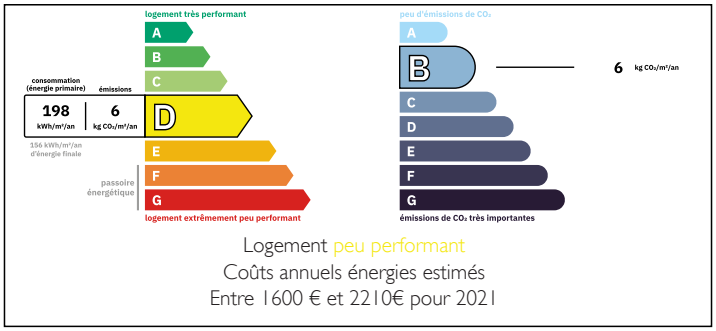
INFORMATION

Town:	La Grée-Saint-Laurent
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	1520 m2

IN BRIEF

Set in the peaceful hamlet of La Grée Saint Laurent, just a short drive from the medieval town of Josselin, this beautifully presented property offers bright, comfortable living spaces and wonderful views over the surrounding fields. With three bedrooms, an additional office/dressing room, and a superb open plan living area, it's an ideal home for anyone seeking tranquillity, space, and modern comfort in rural Brittany.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1600 € et 2210€ pour 2021

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

This is a bright, sunny property which is warm and inviting. A large front porch is perfect for muddy wellies, storing coats and perhaps wiping muddy paws. The ground floor is one big room with the kitchen to the left, with dining area and cosy lounge area to the right. There is also a WC on the ground floor. Patio doors lead out to the garden.

Upstairs there are 3 bedrooms, all flooded with natural light, one of which has an ensuite bathroom with bath and over bath shower. The family bathroom has a shower, WC and sink. There is also an office/dressing room.

There are gates which enclose the garden which is laid to lawn with seating area and stunning views over fields. There is a large hangar/work shop with garage door and tin roof. It is dry, secure with electricity and has a tin roof.

Fibre is available at the house.
Measurements:

Open plan kitchen/lounge - 69m2
WC
Bedroom 1 - 11.5m2
Bedroom 2 - 10.6m2
Bedroom 3 - 22m2
Ensuite - 4m2
Office/dressing room 8m2
Family bathroom - 6.4m2

Large hangar - 76.6m2

All measurements are approximate *
Contact me for more photos and information

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

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