

Pretty 3 bedroom cottage in peaceful location near Josselin



INFORMATION

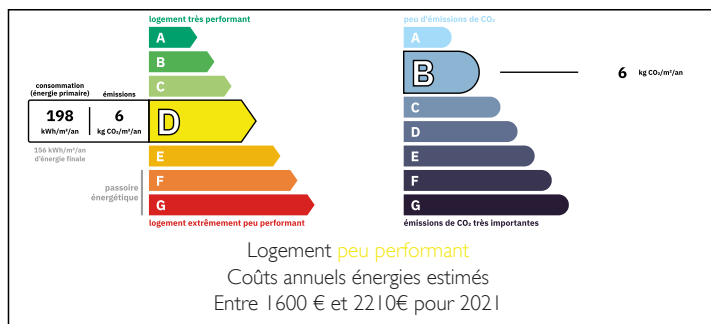
Town:	La Grée-Saint-Laurent
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	1520 m2

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



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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.



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.

NOTES

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>