LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48388MCO56 Price: 346 500 EUR

agency fees included: 3 % TTC to be paid by the buyer (335 000 EUR without fees)

Spacious 5-Bedroom Breton Farmhouse with Nordic Hot Tub & Business Potential, Near Josselin!















INFORMATION

Town:	Val d'Oust
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	195 m2
Plot Size:	556 m2

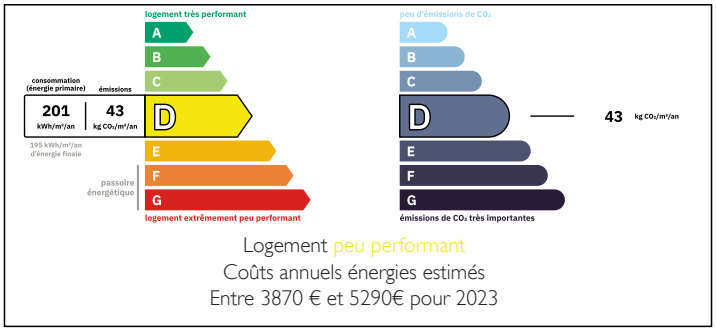
IN BRIEF

Charming Renovated Farmhouse with Nordic Hot Tub – Quily, Brittany
Character, comfort and countryside charm, with easy access to town and city life.

Discover this beautifully renovated traditional farmhouse, nestled in a peaceful, leafy hamlet in Quily, Brittany. Combining authentic character with generous living spaces and modern comforts, this inviting property offers the perfect balance of rural tranquillity and convenience.

Ideally located close to the charming medieval town of Josselin, with its picturesque streets, historic château and canal-side walks, the property also benefits from easy access to Rennes and Vannes, making it an attractive option for a permanent residence, a second home or a countryside escape.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3870 € et 5290€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

A Home Full of Charm and Character
Offering 195 m² of living space across two levels, this delightful farmhouse welcomes you with a bright and spacious living area, where a wood-burning stove creates a warm and cosy atmosphere. The fully fitted and equipped kitchen provides the perfect space for cooking, dining and entertaining family and friends.

The ground floor also includes a shower room, a practical utility room and a separate WC.

Upstairs, a hallway leads to five beautiful bedrooms, two bathrooms and a second WC, providing ample space for family life, visiting guests or holiday accommodation.

Enjoy the Great Outdoors
Set within 556 m² of enclosed, tree-lined grounds, the property offers a private and peaceful outdoor setting in which to relax and unwind.

Enjoy leisurely mornings on the terrace, peaceful afternoons in the garden or a soak in the Nordic hot tub after a day exploring the beautiful Breton countryside.

With three parking spaces, the property also offers excellent practicality for residents and visitors alike.

Property Highlights
195 m² of living space
8 rooms, including 5 bedrooms
2 levels
1 shower room and 2 bathrooms
2 separate WCs
556 m² of enclosed, landscaped grounds
Terrace and Nordic hot tub
Cosy wood-burning stove
Fully fitted and equipped kitchen
4 parking spaces
Fully renovated character farmhouse
Peaceful countryside location close to Josselin

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