LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48594MCO56 Price: 208 650 EUR

agency fees included: 7 % TTC to be paid by the buyer (195 000 EUR without fees)

Charming fully furnished stone farmhouse with 5 bedrooms, garden and fantastic potential for a holiday retreat

EXCLUSIVE







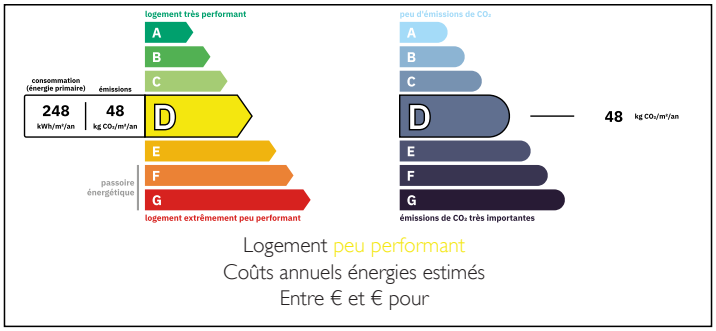








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre € et € pour

INFORMATION

Town:	Guégon
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	175 m2
Plot Size:	474 m2

IN BRIEF

Charming Stone Farmhouse Near Josselin – Character, Space & Endless Possibilities!
Nestled in the heart of a peaceful hamlet, just a few kilometres from the magnificent medieval town of Josselin, this beautiful stone farmhouse combines authentic Breton charm with modern comfort.

The stunning fireplace is a real centrepiece, creating a warm and inviting atmosphere in the spacious, light-filled living room, where exposed beams and natural stone walls showcase the property's timeless character.

With 175m² of living space, this wonderful home offers:

5 spacious bedrooms, including a master suite with private bathroom
3 bathrooms and 4 WCs
A bright and welcoming living room with an

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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LOCAL TAXES

Taxe foncière: **1019 EUR**

NOTES

DESCRIPTION

Blending rustic elegance with contemporary touches, this property offers far more than just a home. Whether you are looking for a spacious family residence, a relaxing holiday retreat or an exciting opportunity to create a charming B&B, the possibilities are plentiful.

Enjoy the tranquillity of the Breton countryside while remaining close to the shops, restaurants, canal and historic charm of Josselin.

A property full of character, warmth and potential, waiting to begin its next chapter.

Please get in touch for viewings.

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