

Manor house with 7 bedrooms, 6 bathrooms, and garage. and heated swimming pool. Constructible land.

EXCLUSIVE



INFORMATION

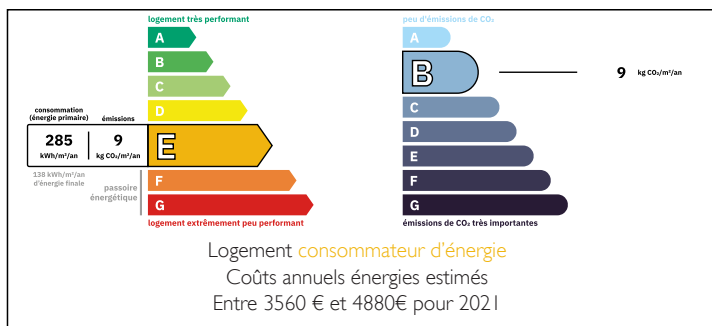
Town:	La Grée-Saint-Laurent
Department:	Morbihan
Bed:	7
Bath:	6
Floor:	235 m2
Plot Size:	2200 m2

IN BRIEF

For Sale: Stunning 18th Century Manor House in Quaint Village Near Josselin

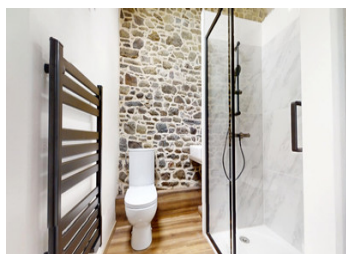
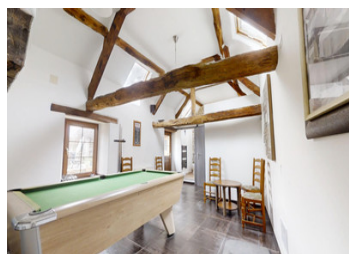
Discover this rare gem bursting with character and original features, nestled in a picturesque village close to the medieval town of Josselin. Ideally situated near major routes and just under an hour from the coast, this property offers a unique blend of historical charm and modern comforts.

ENERGY - DPE



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.



DESCRIPTION

Property Highlights:

Entrance: Step into the tiled hallway, with a convenient WC to the right.

Kitchen/Diner: Brand new modern kitchen, An open-plan space with underfloor heating, a stove, a granite open fireplace with wood burner, and exposed beams and direct access to the garden.

Parental suite; Enormous and bright, with exposed A-frames, stonework and beams. With shower room and wc. This versatile room could serve as a separate gîte or annexe with direct access to the garden and parking.

Lounge: Cozy and inviting, with exposed stone and beams , a granite fireplace and wood burner. Boasting an original 18th-century staircase leading to the master suite.

Master Suite: Includes an en-suite bathroom, separate WC, dressing room, and garden views.

Second Bedroom: Features an original stone and granite open fire, exposed beams, and an en-suite shower room.

The third bedroom is newly renovated and bursting with natural light and an ensuite shower room newly fitted.

Second Floor: Recently renovated, featuring three double bedrooms. The first bedroom offers oak parquet flooring, vaulted ceilings, Velux windows, and a modern en-suite. The other two bedrooms are bright with Velux windows and share a family shower room.

Garden and Exterior:

Garden: South-facing and beautifully landscaped, with a patio for outdoor dining, a tree house, and an outbuilding for the swimming pool system.

Parking: Private parking for three cars to the right of the property, and an open hangar or garage.

Swimming Pool: Heated and secure, with a splash pool for children, completely enclosed for privacy and safety.

The...

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES