

Attractive 4 Bedroom Semi-Detached Stone Property with garage and beautiful garden in rural hamlet.



## INFORMATION

Town:	Guilliers
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	138 m2
Plot Size:	1776 m2

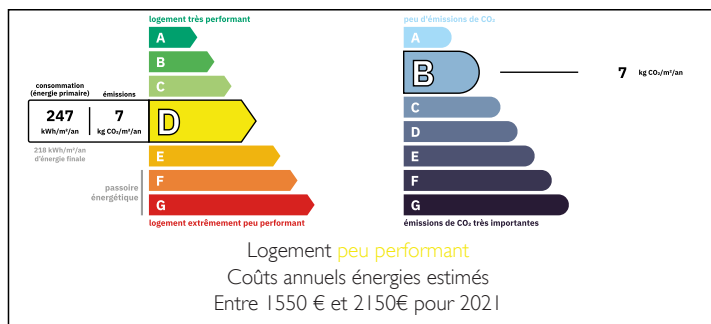
## IN BRIEF

\* OFFER ACCEPTED> This semi-detached house set in a calm hamlet is nestled in the Brittany countryside, with a private driveway, garage and a good-sized garden with mature trees and shrubs, space for a vegetable plot and has a covered decking area.

Entering the property, you are instantly impressed with its charm and impressive galleried staircase. The main living space is 50m2, offering a light open plan area with fireplace and wood burner, kitchen area with plumbing for dishwasher. Off the kitchen area is a hallway with a shower room which has plumbing for a washing machine. Separate toilet. There is an internal door giving access to the garage which has a concrete floor, lighting, and electric sockets, at the rear is a lean-to wood storage area. A Beautiful wooden staircase leads up to a galleried landing with space...



## 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

There is also a family bathroom with bath with shower attachment, sink and toilet and a cupboard. Outside you have a gravel parking area and access to the garage, flat lawned section to the side and rear with large mature trees and typically Bretagne hydrangeas. Sit out on the covered decking to relax or have an Aperero and take in the view over adjoining countryside and just enjoy the peace! Located just 3km from the village of Guilliers with amenities. Larger town of Ploërmel is a 20-minute drive with a beautiful large lake offering water sports and golf course. Medieval town of Josselin with its beautiful Chateau is a short drive or explore Broceliande Forest with its myth and legend. Easy access to main road networks for ferry ports, airports and the north and south Brittany coasts.

## LOCAL TAXES

Taxe foncière:	251 EUR
Taxe habitation:	EUR

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

## NOTES