

Stone mid terrace property in a small hamlet. 2 bedrooms with garden.

EXCLUSIVE



## INFORMATION

Town:	Guillac
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	108 m2
Plot Size:	613 m2

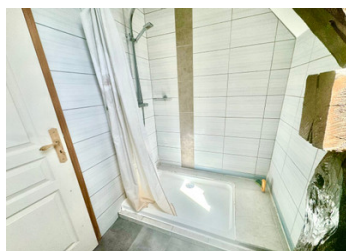
## IN BRIEF

Perfect lock up and leave or permanent home or investment property.

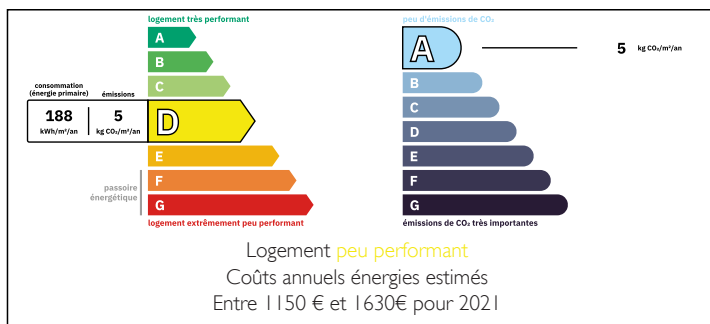
Situated just two minutes from the medieval town of JOSSELIN.

The coast and ports in an hour.

Entrance to the open plan tiled lounge: dining and kitchen with exposed beams and stonework with ingle nook granite fireplace and wood burner.



## 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

The property has a very large veranda, tiled and leads to the paved garden.

The first floor has two double bedrooms and a shower room with wc.

Needs refreshing but more than habitable.

Good size garden.

-----

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



## LOCAL TAXES

Taxe habitation: EUR

## NOTES