

Under offer-Maison de maître in the center of Josselin 3/4 bedrooms with garage and garden .



## INFORMATION

Town:	Josselin
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	410 m2

## IN BRIEF

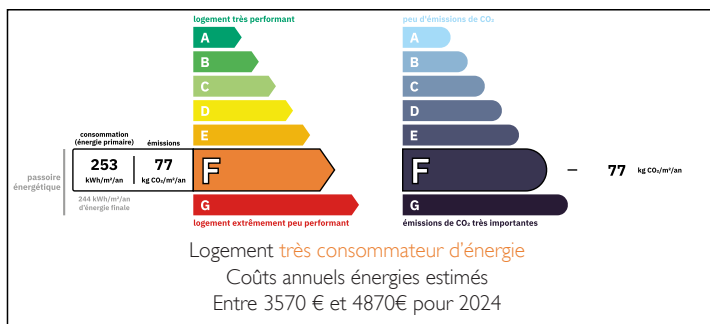
Dream of living in a medieval town near the château of Rohan and the Nantes /Brest canal.

This property is in the center of JOSSELIN so all amenities and activities just a walkaway.

Bars, restaurants, music festivals, etc . The coast and ports in an hour.

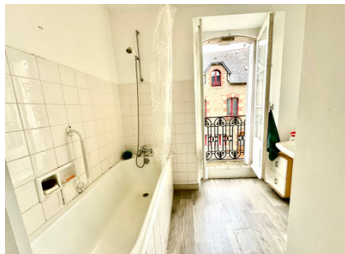


## ENERGY - DPE



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

Step into the charm of this beautiful home, beginning with a stunning entrance hall featuring timeless black-and-white tiling and an elegant oak staircase. The rustic kitchen is spacious enough to accommodate a dining table and offers endless potential for customization. The bright and airy lounge, with its high ceilings, open fireplace, and classic parquet flooring, is perfect for cozy evenings or entertaining guests.

The first floor boasts two generously-sized double bedrooms, both featuring high ceilings and elegant parquet floors, creating an inviting and spacious atmosphere. A family bathroom on this floor includes a bath with an overhead shower and access to a charming Juliette balcony.

On the second floor, you'll find a versatile third bedroom, complete with Velux windows that fill the room with natural light. This space is ideal for an office, dressing room, or guest bedroom, with ample built-in storage. The fully insulated loft is accessible and ready to be transformed into a fourth bedroom or an additional living space. The property also includes an outbuilding with a WC and an oil boiler, plus a second outbuilding that would make a perfect workshop or summer kitchen. The private backyard, accessible by steps, leads to a delightful garden that can also be reached via a wrought iron gate.

This enchanting garden is home to centuries-old apple and pear trees, offering a serene setting to enjoy stunning views and relaxing summer evenings. Rare and beautiful property . Book your visit now before its too late.

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Information about risks to...

## LOCAL TAXES

Taxe foncière: 747 EUR

Taxe habitation: EUR

## NOTES