

**UNDER OFFER** Village house, 7 rooms, 5 bedrooms, garage, basement, enclosed garden. Mains drainage.

**EXCLUSIVE**



## INFORMATION

Town:	Ploërmel
Department:	Morbihan
Bed:	5
Bath:	2
Floor:	140 m2
Plot Size:	1040 m2

## IN BRIEF

Close to Josselin, detached village house, comprising 7 rooms, with 5 bedrooms, on enclosed garden, mains drainage.

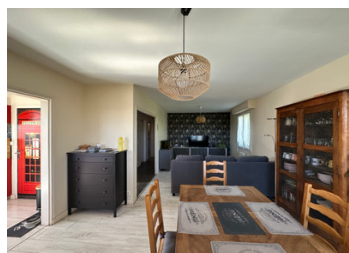
Typical "Nantaise" house on 3 levels with on the ground floor, a garage and basement.

The external staircase leads to a balcony which surrounds the entire house and offers a panoramic view of the surrounding countryside.

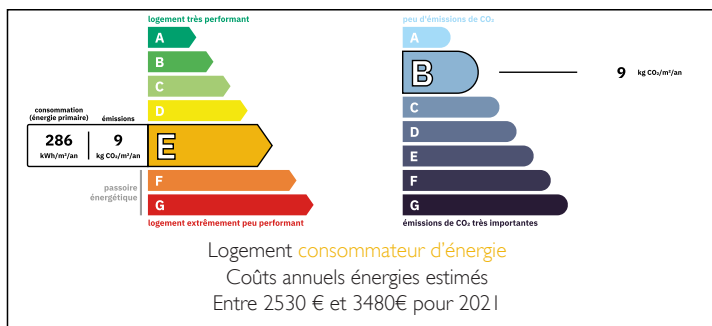
The first level serves a living room / dining room with fireplace, open to the kitchen.

2 bedrooms, a bathroom and a separate toilet.

Upstairs, 1 master bedroom with dressing room, 2 other bedrooms, a shower room and a separate toilet.

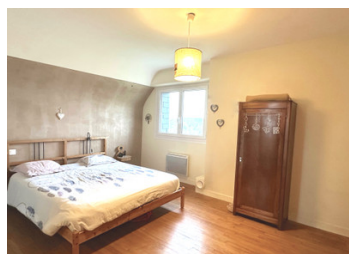


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 947 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This property combines charm, light and space. It is ideal for family life or for a holiday home.

Located in the Josselin and Ploërmel area, close to schools.

With quick access to the motorway for Rennes, Vannes or Lorient. Not far from the beautiful beaches of the Gulf of Morbihan.

Let yourself be seduced by this beautiful traditional "Nantaise" style house, located on the heights of a charming village and offering an absolutely breathtaking view of the countryside.

Its main characteristics are:

- Detached house with a double garage on the ground floor in the basement, spacious enough to create a DIY workshop, a laundry room or a storage space

On the first level, served by the external staircase, a balcony goes around the house, it is a plus to admire the view and enjoy the outdoors.

It includes a spacious and bright living room and dining room of 32 m2 with fireplace.

- An open, equipped kitchen of 12 m2
- Two pretty bedrooms with cupboards of 12 m2 each.
- A bathroom and separate toilets.

On the second level, the landing serves three additional bedrooms.

- A large master bedroom of approximately 20 m2, with dressing room and a large cupboard, offering a beautiful view of the countryside.
- Two other bedrooms in the attic of approximately 12 m2 each.
- A shower room and separate toilets.
- The land is wooded, there is a vegetable garden, of 1040 m2.

This large space without vis-à-vis overlooks the village and will delight gardening lovers. It has two entrances with gates.

To...