

Sector Ploermel/Josselin Detached Stone property full of character! 3 chambres, magnificent gardens.



## INFORMATION

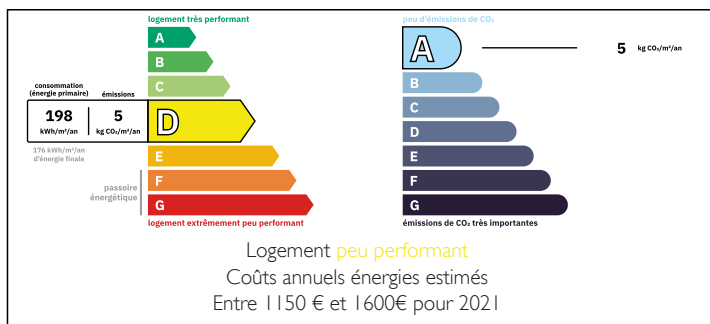
Town:	Helléan
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	146 m2
Plot Size:	8457 m2



## IN BRIEF

Situated in a pretty hamlet of stone properties, This house has a lot to offer. The interior is atypical, and each room offers its own charm. Bedroom en suite on the ground floor with its own sitting room and pellet stove. The country kitchen is on the next level with a lovely sunny conservatory. Offering views onto the beautiful garden.

## 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

A short distance to Josselin or the larger town of Ploermel

The central heating is run off a back boiler system running from the wood burner. This heats the water, which then circulates in the radiators. Also, the recent edition of a pellet burner on the ground floor completes the system.

The gardens are extensive and well-kept, with no overlooking properties. There is plenty of off-road parking in front in addition to the garage.

Please don't hesitate to get in touch for a viewing opportunity and more information.

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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