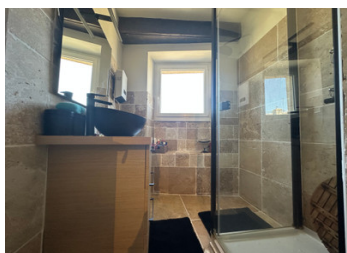


Beautifully renovated 3 bedroom town house in a pretty village . Near JOSSELIN



INFORMATION

Town:	Saint-Servant
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	35 m2

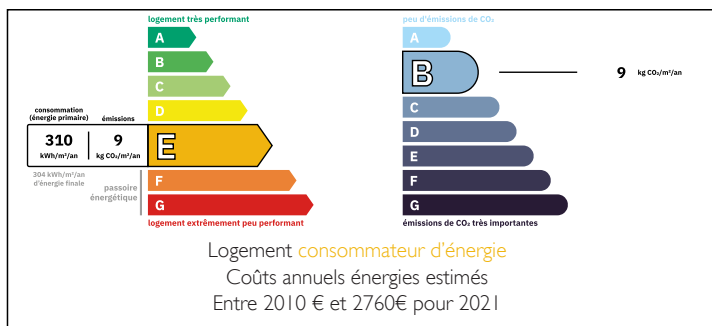


IN BRIEF

Charming Renovated Stone Property in a Picturesque Village Near Josselin

Nestled in a delightful village just 5 minutes from the medieval town of Josselin, this beautifully renovated three-bedroom stone house combines character, comfort, and modern conveniences. With the coast and ports within an hour's reach, this is an ideal home for those seeking both tranquility and accessibility.

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.



LOCAL TAXES

Taxe foncière: 750 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Upon entering, you'll be welcomed into a spacious open-plan lounge and dining area featuring elegant flooring exposed beams and stone work of granite and stone. a cozy insert fireplace. The modern, fully equipped kitchen offers space for a dining table if desired, making it perfect for entertaining. The property benefits from double-glazed windows, PVC shutters, and central heating throughout, ensuring year-round comfort.

A utility room and boiler room provide excellent storage, along with a ground-floor WC for added convenience. The veranda is a wonderful suntrap, while the rear courtyard offers space for parking or a charming garden area.

Upstairs, the first floor boasts three generous bedrooms, each with ample dressing space. The stunning bathroom, finished with travertine tiles, includes a walk-in shower and WC. The master bedroom features a spacious dressing room with plumbing in place for an en-suite bathroom if desired.

The loft has been completely boarded and insulated.

This property is in perfect condition and is ideal as a full-time residence or a lock-up-and-leave holiday home. A rare find in such a sought-after location—don't miss out!

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