

Beautifully renovated village centre house, attached guest house, and walled garden with well.



## INFORMATION

Town:	Guégon
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	240 m <sup>2</sup>
Plot Size:	340 m <sup>2</sup>

## IN BRIEF

Discover this beautiful stone house in a village centre, beautifully renovated to an exceptional standard. Close to the famous and beautiful town of Josselin with its spectacular chateau. This house is on three levels offering you on the ground floor a beautiful living room with bespoke fully fitted and equipped kitchen, living room with wood stove, double height dining room with views over the terrace and garden, laundry room and WC.

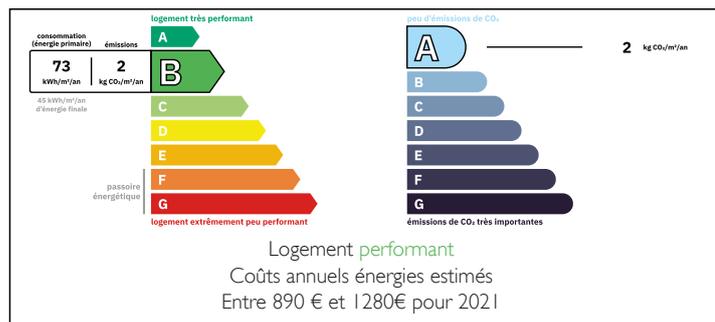
On the first floor a landing which serves two bedrooms including a master suite (shower room and dressing room), a bathroom.

On the second floor, a hallway, two large bedrooms and a bathroom with toilet.

As an extra bonus, interlinked via the dining room, adjoining accommodation that can be independent offers you a living room with wood burner, corner



## 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.



## DESCRIPTION

### GROUND FLOOR

Entrance  
Open kitchen/living room.  
Full height dining room with access to the garden  
Back kitchen/laundry room  
WC  
Door leading to adjoining house with open plan living room/kitchenette, bedroom and shower/WC upstairs. Separate front entrance.

### FIRST FLOOR

Landing  
Bedroom  
Bathroom  
Second bedroom with attached dressing, shower/WC, access to private terrace and steps to garden

### SECOND FLOOR

Two large bedrooms  
Shower/WC.  
ANNEXE : Open plan lounge and kitchen with wood burner. First floor bathroom and large bedroom.

### OUTSIDE

Terrace  
Garden  
Well  
Garage  
Two pompe a chaleur  
Solar water heating system

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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 foncière: **478 EUR**

Taxe habitation: **EUR**

## NOTES