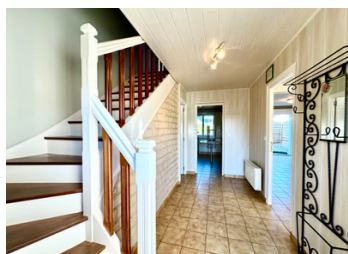


Detached property in a lovely village with large garden. 4 bedrooms, garage and workshop. New price 172000HAI



## INFORMATION

Town:	Mohon
Department:	Morbihan
Bed:	4
Bath:	1
Floor:	96 m2
Plot Size:	985 m2



## IN BRIEF

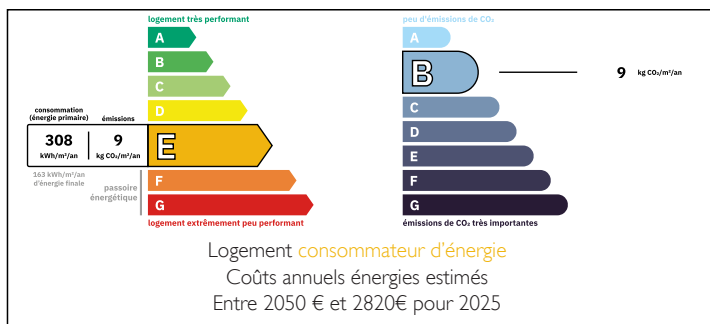
Immaculate 4-Bedroom Home with Stunning Garden & Versatile Outbuildings

Welcome to this exceptionally well-maintained property, where every detail has been thoughtfully cared for—from the pristine entrance to the beautifully stacked log stores.

Situated in a small village only ten minutes from the stunning village of JOSSELIN and the busy town of PLOERMEL. Vannes and Rennes are within an hour, as are the coasts and the ports.



## 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

The property is accessed via double PVC gates, with an additional rear entrance ideal for a motorhome or large van. A south-facing wood terrace with inset spotlights provides the perfect space to relax and entertain.

Inside, the tiled hallway leads to a spacious, modern fitted kitchen with a breakfast bar and integrated appliances. The open-plan lounge is bright and airy, benefiting from patio doors at both the front and rear, offering access to two terraces.

The property also boasts a garage with an electric door and an adjoining workshop or utility area. A convenient ground-floor WC is located under the staircase.

Upstairs, you'll find four double bedrooms, all beautifully tiled, with three featuring dressing areas. A stylish shower room with an Italian-style walk-in shower completes the first floor.

The outdoor space is truly impressive. The front garden is immaculately manicured, while the side area features multiple outbuildings—perfect for log storage, animals, or even chickens.

Nestled in a charming village, this home offers complete privacy with no overlooking neighbors.

-----

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

## LOCAL TAXES

**Taxe foncière: 634 EUR**

**Taxe habitation: EUR**

## NOTES