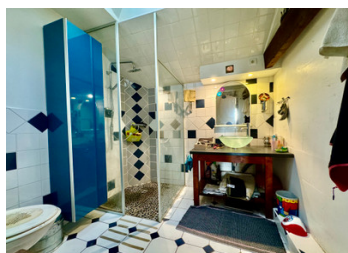


Pretty stone semi detached 3 bedroom property . Eco house

EXCLUSIVE



## INFORMATION

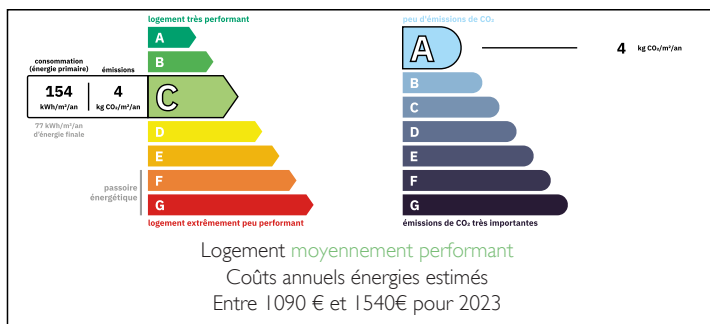
Town:	Le Guerno
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	97 m2
Plot Size:	1151 m2

## IN BRIEF

Charming Eco Home – Low Running Costs, Beautifully Renovated

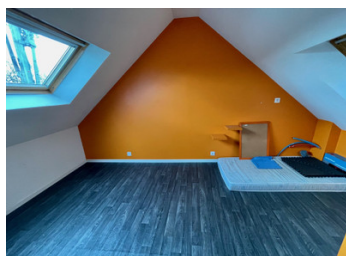
Ever dreamed of owning an eco-house with almost zero running costs? This stunning property, transformed from a ruin, blends historic charm with modern sustainability.

## 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: 570 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Key Features:

**Energy Efficient:** Aluminium windows, solar-powered heating & electricity, wood fibre & hemp insulation.

**Authentic Character:** Lime-rendered walls, exposed beams, stonework, and handcrafted bespoke details.

**Spacious & Stylish Living:** Open-plan lounge & dining area with a cozy insert fireplace and tiled floors.

**High-End Kitchen:** Gas hob, oven, and dishwasher, designed for both beauty and functionality.

**Flexible Living Spaces:** Ground floor bedroom with modern shower room with WC.

**First floor** Custom staircase with wrought iron balustrade leads to a bright landing—ideal for an office space.

**Three Bedrooms:** Two doubles with Velux windows, one featuring a large dressing area.

**Outdoor Haven:** Front garden with wood storage, ample parking, and a large rear garden with separate access.

**Good Location** – Just 5 minutes from the picturesque town of Le Guerno and 10 minutes from vibrant Questembert.

A rare opportunity to own a home that harmonizes sustainability, comfort, and timeless charm.

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