

Stone town house. 5 bedrooms 3 bathrooms. Large garden and terrasse. In the centre of the stunning JOSSELIN



## INFORMATION

Town:	Josselin
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	140 m2
Plot Size:	800 m2

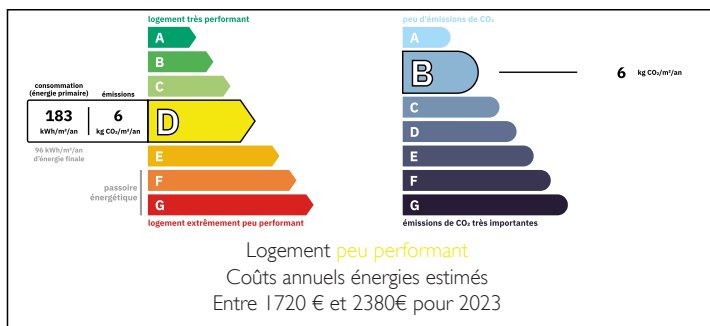


## IN BRIEF

Charming Stone Townhouse in the Heart of Medieval Josselin

Nestled in the picturesque medieval village of Josselin, this stunning stone townhouse offers the perfect blend of historic charm and modern comfort. Ideally located, all amenities are within walking distance, while the coast and major ports are just an hour away.

## 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:	550 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Boasting double-glazed windows with PVC shutters throughout, this characterful home welcomes you into a beautifully tiled open-plan living space. The lounge, featuring a cozy wood-burning fireplace, opens onto the tranquil rear garden, creating a perfect space for relaxation. The kitchen exudes rustic charm with exposed beams, stonework, and a charming chimney breast, while a utility room and ground-floor bathroom with WC and bath add convenience.

Ascending the original staircase, you'll discover five inviting bedrooms:

A light-filled room ideal as an office, with garden views.

A second bedroom featuring an open stone fireplace, laminate floors, and stunning village views.

A third bedroom with a chimney breast and front-and-rear views.

The family shower room on this floor is bright and modern, complete with a shower, washbasin, and WC.

The second floor offers two additional spacious double bedrooms with Velux windows, perfect for guests or a creative workspace. A bathroom with WC and washbasin is also on this floor, with space to add a shower if desired.

Outside, the property boasts a large covered terrace, ideal for barbecues and entertaining, as well as a vast, beautifully landscaped garden filled with fruit trees, berries, flowers, a vegetable plot, and a poly tunnel. Additionally, an ancient stone ruin attached to the property provides potential for storage or future restoration.

This is a rare gem in sought-after Josselin, offering a unique opportunity to own a charming home in a historic village with everything just a short stroll away.

Don't miss out—book your viewing today!