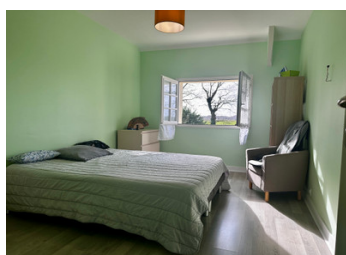


Well-presented, energy-efficient (C-rated) detached home with stunning open views, set in a peaceful location.

EXCLUSIVE



## INFORMATION

Town:	Guilliers
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	112 m <sup>2</sup>
Plot Size:	1340 m <sup>2</sup>

## IN BRIEF

Charming Breton Home with Garden, Outbuildings & Countryside Views – Guilliers

Set in a peaceful countryside location, this magnificent Breton house is surrounded by a beautifully wooded and flower-filled garden, complete with fruit trees.

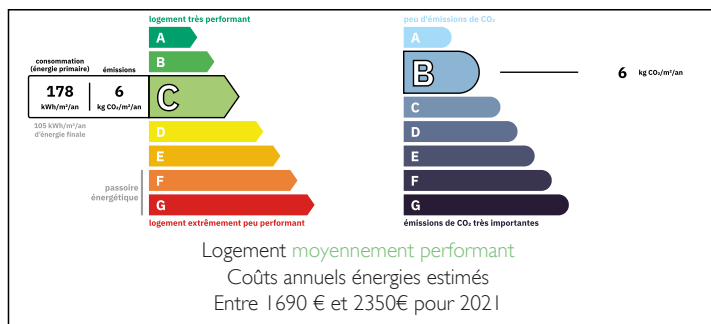
The property enjoys lovely open views over the surrounding countryside and offers a perfect blend of character, comfort, and practicality.

The ground floor features a spacious living and dining area with a beautiful fireplace, opening onto the garden and terrace, creating a warm and inviting space for family life or entertaining. The bright, well-appointed kitchen benefits from plenty of natural light.

Upstairs, the house offers three generous bedrooms with ample storage, including a dressing area, along with separate shower/toilet.

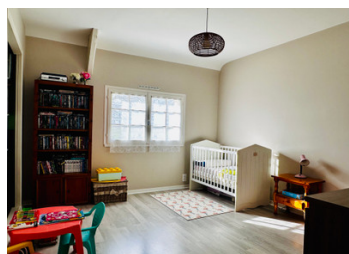
Double-glazed windows ensure comfort throughout the year.

## 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

On entering the property, you are welcomed by a spacious hallway featuring authentic wooden stairs that add character and charm.

To the left, the newly fitted kitchen comes fully equipped with appliances and benefits from patio doors opening directly onto the terrace, making it ideal for outdoor dining. To the right, the very large lounge is filled with natural light and also features patio doors providing direct access to the front garden.

Still on the ground floor, there is a separate WC and a bathroom. A further door leads through to the utility room, garage, and additional storage space.

Upstairs, the property offers a bathroom with WC, three large bedrooms, and a useful storage cupboard. Each bedroom enjoys truly stunning open views over the surrounding countryside.

Outside, the garden includes two external annexes, perfect for storing firewood and garden tools. The shaded garden provides a peaceful setting and already has established vegetable plots, with scope for new bulb planting to further enhance the space.

Additional features include double-glazed windows with fixed shutters, a large terrace with BBQ area, and off-road parking for up to four vehicles, including space suitable for a campervan. Electric access is available via the garage.

There is also potential to convert the garage into a small project, such as an additional bedroom with en-suite or a home office, subject to the necessary permissions.

What's new:

New main electricity consumer unit - with receipt and warranty.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES