

Delightful rural home at the end of a quiet lane with spacious outbuildings in peaceful countryside



INFORMATION

Town:	Guern
Department:	Morbihan
Bed:	2
Bath:	2
Floor:	142 m ²
Plot Size:	2600 m ²



IN BRIEF

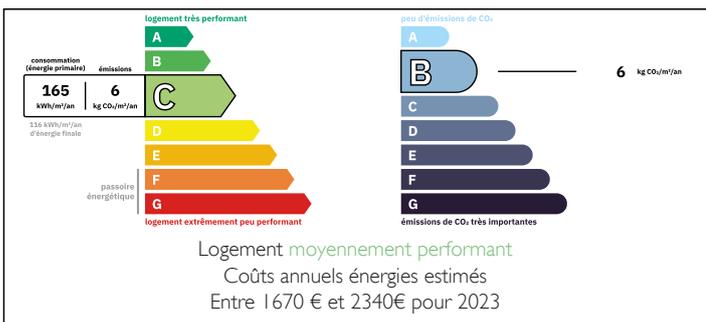
Tucked away at the end of a quiet country lane, this charming and spacious 2/3 bedroom house, surrounded by open views and peaceful scenery, offers flexible living space and excellent energy efficiency.

The house itself provides generous and flexible accommodation, with two well-proportioned bedrooms with the possibility of a third bedroom. A warm and welcoming atmosphere makes it ideal for both family living and entertaining.

A standout feature of the property is the range of substantial stone outbuildings. Full of character and potential, these spacious structures offer exciting opportunities for storage, workshops, hobby space, home business use, or possible conversion.

A peaceful rural retreat ideal as a permanent home or holiday getaway.

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

Tucked away at the end of a quiet country lane and surrounded by picturesque countryside, this delightful 2/3 bedroom home offers a perfect blend of character, comfort, and modern energy efficiency. With spacious stone outbuildings and versatile living accommodation arranged over three floors, the property is ideal as a permanent residence, holiday home, or rural retreat.

Ground Floor

The heart of the home is a warm and welcoming open-plan kitchen and living area, designed for relaxed country living. A wood burner creates a cosy focal point, perfect for cooler evenings. Practical features include a useful pantry and a convenient downstairs shower room, making the layout both functional and inviting.

First Floor

Upstairs, the generous open-plan room is currently arranged as a second bedroom combined with a comfortable sitting area, complete with its own wood burner. This flexible space could easily be reconfigured to create two separate bedrooms if desired. Centrally positioned stairs lead to the upper floor.

Second Floor

The top floor hosts the charming master bedroom suite, along with its own bathroom, providing a peaceful and private retreat.

Energy Efficiency & Comfort

The property benefits from modern, energy-efficient systems throughout, including:

Underfloor heating

Air-to-water heat pump for central heating

Air-to-air reversible heat pump providing heating and air conditioning

Solar panels generating electricity

These features combine to offer comfortable

LOCAL TAXES

Taxe habitation:

EUR

NOTES