

Detached 3-Bedroom Cottage with Outbuilding and Garage – Village location with amenities near Josselin!



INFORMATION

Town:	Guégon
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	140 m ²
Plot Size:	170 m ²



IN BRIEF

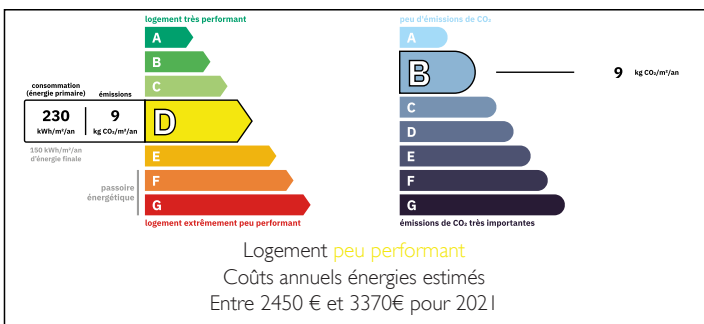
Situated in a quiet village just a short distance from Josselin, this charming detached cottage offers comfortable family living with additional outbuildings and scope for further use.

The property comprises a spacious living and dining room, providing a bright and welcoming central space, along with a fitted kitchen offering direct access to the rear of the property patio. The ground floor also benefits from a bathroom and practical living layout.

Downstairs, there are three well-proportioned bedrooms and a bathroom, making the property suitable for family living or as a holiday home.

Externally, the property features a outbuilding, ideal for storage. A garage provides secure parking and additional storage space.

ENERGY - DPE



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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

Situated in a well-served village of Guégon, just 4 minutes from the historic town of Josselin, this attractive detached stone cottage offers spacious accommodation along with useful outbuildings and a garage.

The property features a characterful stone exterior and is ideally positioned within walking distance of local amenities, including a bakery, restaurant, tabac, doctors and pharmacy.

The ground floor comprises a generous kitchen/dining room of approximately 36m², providing a bright and practical living space. Additional ground floor space includes a cellar (4m²), ideal for storage.

Upstairs, the property offers three bedrooms (12m², 11m² and 10m²), along with a family bathroom (5m²). A large mezzanine area of 37m² provides flexible living space, ideal as a lounge, office or additional sleeping area. A second bathroom (13m²) and a separate office or dressing room (12m²) complete the upper floor.

Externally, the property benefits from a substantial stone outbuilding (12m²) with concrete flooring and electricity, offering excellent potential for workshop use or further development (subject to permissions). The garage (15m²), located to the left of the house, is ideal for storage or off-road parking.

The property is set within a pleasant village environment, combining convenience with a peaceful setting. Josselin, a picturesque medieval town with canal-side walks, is just a short drive away, while the coastal city of Vannes can be reached in approximately 45 minutes.

Key Features:

Detached stone cottage

Three bedrooms

LOCAL TAXES

Taxe habitation: EUR

NOTES