

Beautiful Stone cottage. 4 bedrooms 2 bathrooms in a village with garden and garage.

EXCLUSIVE



## INFORMATION

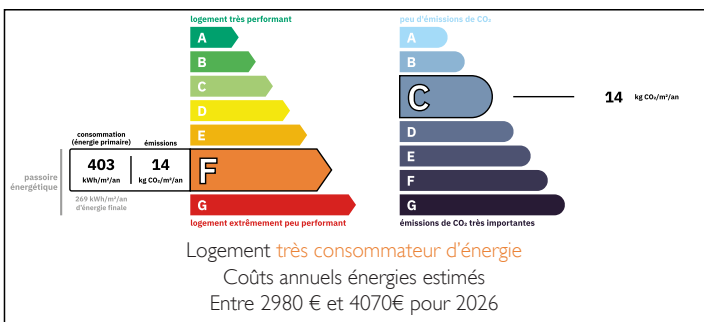
Town:	Mohon
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	600 m2

## IN BRIEF

Charming Stone Cottage in the Heart of a Breton Village

Nestled in a picturesque Breton village, this delightful cottage enjoys an enviable location within walking distance of local amenities, including a bar-restaurant, bakery, and village services. The larger market town of Ploërmel and the beautiful medieval town of Josselin, with its magnificent château and canal-side walks, are just 10 minutes away by car, while the stunning Brittany coastline can be reached in approximately 40 minutes.

## 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.



## NOTES

## DESCRIPTION

Full of character and natural light, the property welcomes you through a tiled entrance hall leading into a spacious, south-facing kitchen and dining room. Recently enhanced with new flooring by the current owner, this bright and inviting space is ideal for both everyday family life and entertaining guests. The well-equipped kitchen benefits from direct access through patio doors onto the terrace and private garden, seamlessly connecting indoor and outdoor living. The dining area is further enhanced by a wood-burning stove, creating a warm and welcoming atmosphere throughout the seasons.

The charming lounge is equally light-filled and features a traditional inglenook fireplace with a wood-burning stove, providing the perfect setting for cosy evenings. The tiled flooring throughout the ground floor offers both practicality and comfort. A shower room with WC completes the accommodation on this level.

Upstairs, the first floor offers four generous double bedrooms, each flooded with natural light from a combination of windows and Velux. Traditional wooden flooring and tasteful décor add to the property's authentic charm. A second shower room and a WC provide practical family accommodation.

Outside, the property benefits from a garage, offering valuable storage space for a vehicle, firewood, bicycles, or gardening equipment. The enclosed garden is private and easy to maintain, providing the perfect outdoor retreat for relaxing, dining al fresco, or enjoying the sunshine without the burden of extensive upkeep.

Whether you are seeking a comfortable family residence, a charming first home, or a delightful holiday retreat in the heart...