

Charming Country Cottage Near Josselin with Established Chambre d'Hôte Business!!



INFORMATION

Town:	La Croix-Helléan
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	500 m2

IN BRIEF

This charming and characterful home has so much to offer! Full of quirky features and charm, it really is like the perfect dream doll's house.

The entrance hall leads to a kitchen on the right and a cosy lounge on the left, with a further kitchen beyond. One side of the property offers two good-sized bedrooms and a bathroom, while the other features a very large bedroom and bathroom.

The rear room could easily be converted into a downstairs bedroom, offering even more flexibility. There are also two additional WCs on the ground floor.

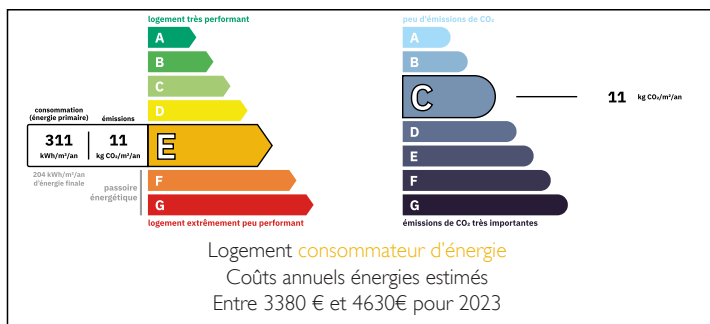
With approximately 150 m² of living space, this property has enormous potential and plenty of possibilities.

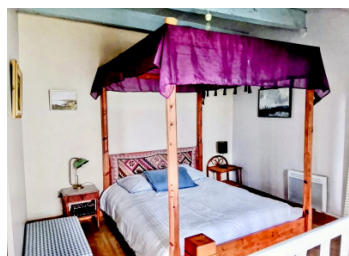
Don't miss out — book your viewing today!

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.

ENERGY - DPE





DESCRIPTION

Character Property for Sale in Morbihan, Brittany

Just 5 minutes from the historic centre of Josselin and the Nantes–Brest Canal, this charming character property offers approximately 150 m² of living space, with a lovely south-facing aspect.

Property Features

Enclosed, mature and landscaped garden of approximately 500 m²

Terrace

Peaceful surroundings

Private well

Expressway access approximately 4 km away, providing easy connections towards Rennes and Lorient

Property tax: €462 per year.

Part of the property was successfully operated as a holiday gîte for 6 years, from April to October

Ground Floor

Kitchen/dining area with wood-burning stove

Dining room

Living room with fireplace

Utility/secondary kitchen

Laundry room

Shower room

2 WCs

First Floor

3 bedrooms

Mezzanine

2 bathrooms

WC

30 m² attic space, adjoining the mezzanine, with potential for conversion

Second Floor

Additional attic space

This characterful property offers considerable charm and flexibility. It would make an ideal family home, holiday home or investment property, with the added potential to continue the existing gîte activity.

Information about risks to which this property is

LOCAL TAXES

Taxe habitation: 462 EUR

NOTES