



## Detached House with Garden



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 191,551.74

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Bretagne
Stadt:	Guegon
Postleitzahl:	56120
Veröffentlicht:	24.07.2025

### Beschreibung:

Have you watched the video yet? - REDUCED in price - Nestled in the heart of the charming village of Guegon, in the immediate vicinity of the medieval town of Josselin with its castle and the Nantes-Brest Canal, this detached house from the 1980s for sale will seduce you with its potential. it comprises:

- Ground floor: a bright living room with fireplace and wood-burning insert, a kitchen opening onto the garden, a bedroom and a toilet and sink.

- Upstairs: a landing leads to 2 bedrooms, a spacious bathroom, and a semi-converted attic.

- Full basement: of 50 m2 with laundry area, motorised gate.

Enclosed garden of 730 m2 with trees.

All services including mains drainage.

TO VISIT WITHOUT DELAY.



Agency fees including VAT at the buyer's expense.

Further information:

Number of room(s) : 5

Number of bedroom(s) : 3

Habitable area : 79,00 m<sup>2</sup>

Ground area : 732 m<sup>2</sup>

Number of bathroom(s) : 1

Heating : Wood and Electric

Garden : Yes.

The department of Morbihan in the south-eastern part of Brittany has a coastal area offering a micro-climate, the Morbihan Gulf on the south coast; where you will find the ancient town of Vannes. Morbihan is bordered by Cotes-d'Armor to the north, Ille -et-Vilaine to the east, Pays de la Loire to the southeast and Finistere to the west.

Morbihan's main activities are agriculture, fishing and tourism. Oysters are cultivated in the Gulf of Morbihan. Tourism is popular along the Morbihan coastline and in the medieval towns and villages dotted around the countryside. Carnac is the French version of Stonehenge with stones laid in concentric circles by an ancient people.

These Megaliths and Dolmens and Menhirs are believed to have been placed there between 3500 and 1800 B.C and you see their symbols everywhere. Attractive Property in the area is easy to find with lovely Farmhouses, Water mills and sleepy Cottages in abundance.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.



For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Allgemein

Schlafzimmer: 3  
Badezimmer: 1  
Grundstücksgröße: 732 m<sup>2</sup>

## Versorgungsdetails

Heizung: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/XpnhWxEtBI>

## Kontaktinformation

IMLIX ID: IX7.350.807

