



## Town House with Garden and Chateau View



### Informazioni sull'Agente

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Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 172,964.99

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Brittany
Città:	Josselin
Cap:	56120
Pubblicato:	10/02/2026

### Descrizione:

Have you watched the video yet? - Nice town house for sale in Josselin featuring:

- Ground floor: an entrance hall, high ceilings, a front room with parquet flooring (in need of updating), fitted & equipped kitchen a conservatory, a lounge / dining room, and a WC.
- First floor: 3 bedrooms, one with a sink and built-in wardrobe, and a shower room with shower and WC.
- Second floor: accessed by stairs: fully insulated attic space with scope for more.
- Basement: accessible from the exterior gable end, a large space with a condensing boiler, thermodynamic water heater, and a storage room under the veranda. Both gable ends have been insulated externally.

Mains drainage.

All on 185 m2 of ground with a small patch of greenery below the veranda (quiet location, bordered by a



path).

Option to acquire IN ADDITION: Garage with electric gate 40 m<sup>2</sup>, covered garden shed, and a small orchard, extending from the property.

Agency fees including VAT at the buyer's expense.

Further information:

Number of room(s) : 7

Number of bedroom(s) : 3

Habitable area : 91,00 m<sup>2</sup>

Lounge size : 14 m<sup>2</sup>

Ground area : 185 m<sup>2</sup>

Heating : Heat pump.

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.



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)

Condizione: Good

### **Comune**

Camere da letto: 3  
Bagni: 2  
Dimensione del lotto: 185 mq

### **Utility details**

Heating: Si

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.167.181

