

Ref: A19892LP56

Price: 55 000 EUR

agency fees to be paid by the seller

Former shop with mains drains in a village within walking distance from commerce, needs some finishing.



INFORMATION

Town: Séglien

Department: Morbihan

Bed: 3

Bath: 2

Floor: 170 m2

Plot Size: 444 m2





IN BRIEF

This former village shop has an enormous potentail for the right purchaser, some work required to finish the renovation, accomodation spread over three floors with two reception rooms and a large kitchen.

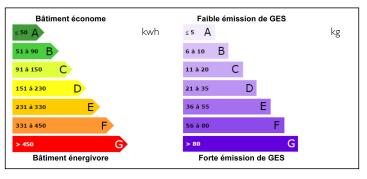








ENERGY - DPE



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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.



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NOTES

DESCRIPTION

Entry through the glazed door to:

GROUND FLOOR;

rear passageway leading to

UTILITY ROOM $\sim 3.3 \text{m} \times 2.9 \text{m} (9.57 \text{m}^2)$

Door upv double glazed to the rear of the property, oil fired boiler, hotwater tank and plumbing for washing machine. door leading to inner hallway

INNER HALLWAY ~ with stairs to the first floor, WC and handwash basin under the stairs, doors leading to the kitchen and lounge.

 $KITCHEN \sim 3.9 \text{m} \times 6.3 \text{m} (24.5 \text{m}^2)$

large window to the front of the property, tiled floor, a range of kitchen untils, sink and oven, radiator.

LOUNGE $\sim 3.6 \text{m} \times 4.3 \text{m} (15.4 \text{m}^2)$

Window to the rear of the property, open fireplace, tiled floor, radiator, double glass internal door leading to;

DINING ROOM $\sim 3.5 \text{m} \times 4.8 \text{m} (16.8 \text{m}^2)$

Tiled floor, radiator, door to the front of the property.

from the inner hallway to FIRST FLOOR,

BEDROOM I $\sim 5.2 \text{m} \times 4.6 \text{m} (23.9 \text{m}^2)$

Parquet floor, radiator, window to the front of the property with balcony.

BEDROOM 2 $\sim 4.7 \text{m} \times 5.2 \text{M} (24.4 \text{m}^2)$

Parquet floor, radiator, window to the front of the property with balcony.

BATHROOM $\sim 3.3 \text{m} \times 1.9 \text{m} (6.2 \text{m}^2)$

Bath with shower over, washbasin and WC, tiled floors, radiator. window to the rear of the property.

Stairs to

BEDROOM 3 4m \times (.2m (20.8m²)

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