

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

## EXCLUSIVE



## 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 potential 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



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.



## NOTES

## DESCRIPTION

Entry through the glazed door to:

### GROUND FLOOR;

rear passageway leading to

UTILITY ROOM ~ 3.3m x 2.9m ( 9.57m<sup>2</sup>)

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 ~ 3.9m x 6.3m ( 24.5m<sup>2</sup>)

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

LOUNGE ~ 3.6m x 4.3m ( 15.4m<sup>2</sup>)

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

DINING ROOM ~ 3.5m x 4.8m (16.8m<sup>2</sup>)

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

from the inner hallway to

FIRST FLOOR,

BEDROOM 1 ~ 5.2m x 4.6m (23.9m<sup>2</sup>)

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

BEDROOM 2 ~ 4.7m x 5.2M ( 24.4m<sup>2</sup>)

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

BATHROOM ~ 3.3m x 1.9m ( 6.2m<sup>2</sup>)

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

Stairs to

BEDROOM 3 4m x (.2m ( 20.8m<sup>2</sup>)