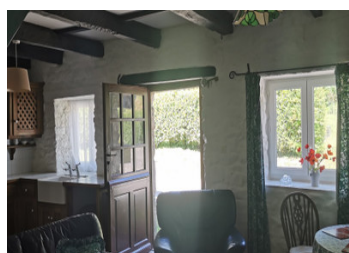


A 2 bedroom stone house, situated in a quiet hamlet with 1677m2 of land, ideal lock up & leave holiday home!



## INFORMATION

Town:	Lignol
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	30 m2
Plot Size:	1677 m2



## IN BRIEF

A cute little 2 bedroom stone house which has been completely renovated and is situated in a small hamlet in the Breton countryside with 1677m2 of garden and a shed. The property is situated in the countryside in a small hamlet, the nearest village just 4 km which has a bar, restaurant and bakers and approximately 8 km from the historical town Guemene sur Scorff where you will find most amenities.

## 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.



## DESCRIPTION

The front door open straight into an open planned lounge/kitchen (26.17m<sup>2</sup>), there is a wood burner and the kitchen is fully fitted. A back door leads into the garden.

The bathroom is also on the ground floor with a bath (3.90m<sup>2</sup>)

Stairs lead to the first floor, which compromises:

Bedroom 1 (7.56m<sup>2</sup>)

Bedroom 2 (6.68m<sup>2</sup>)

The house is mostly double-glazed and is heated by a wood burner as well as electric heaters. The garden is, 1677m<sup>2</sup> and is mainly laid to grass. There is a shed (9m<sup>2</sup>) next to the house, ideal to store garden furniture etc. The fosse doesn't conform.

This property is an ideal lock up and leave holiday home.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES