

A charming "lock up and go" 1 bedroom house nestled in a historical town. setting.

EXCLUSIVE



INFORMATION

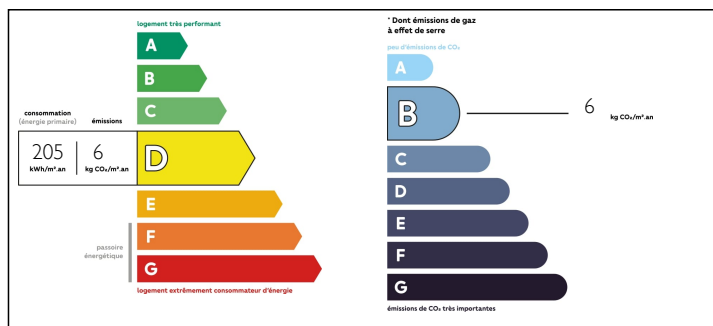
Town:	Guémené-sur-Scorff
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	48 m2
Plot Size:	0 m2

IN BRIEF

The property is situated in the heart of a charming historical town, this 1 bedroom stone property is conveniently located near all amenities, the house is thoughtfully organized across 3 different levels, offering a blend of comfort and character.



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

Ground floor compromises:

The front door opening directly into the kitchen/diner (approx. 20.43m²) creating a welcoming and inviting atmosphere, with the combination of exposed beams and a feature fireplace which enhances the character and charm of the kitchen/diner.

Toilet with wash basin (approx. 3.03m²)

Stairs from the kitchen/diner lead to the first floor, providing access to a spacious lounge (approx. 20.84m²) Featuring a wood burner, this cozy space is perfect for relaxation with a large window with a window seat providing a picturesque view overlooking the town.

Stairs to the 2nd floor compromising a bedroom (approx. 29.09m²) complete with exposed beam and with the integration of a bath within the bedroom adding a touch of luxury and convenience and there is a separate toilet.

LOCAL TAXES

Taxe foncière: 350 EUR

Taxe habitation: 350 EUR

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

NOTES