

**UNDER OFFER! A 3 bedroom stone character property in need of renovation with 689m2 of garden**

**EXCLUSIVE**



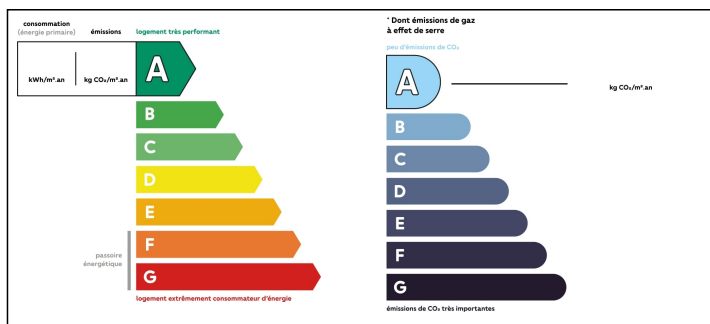
## INFORMATION

Town:	Ploërdut
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	689 m2

## IN BRIEF

The property is situated just outside the village of Ploerdut. The house has 3 floors and needs renovating. The garden is completely fenced with views of the countryside.

## 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 leads into the lounge (26.41m<sup>2</sup>) which has double glazed windows, wooden floors and a wood burner

The kitchen is to the left (17.44m<sup>2</sup>), this was the garage

Stairs in the lounge lead to the first floor:

Bedroom 1 (21.17m<sup>2</sup>) door through to:

Bedroom 2 (17.19)

Bathroom with shower

Stairs to 2nd floor:

Bedroom 3 (22.28m<sup>2</sup>)

Bathroom with shower (6.99m<sup>2</sup>)

There is parking to the front of the property and the garden of 689m<sup>2</sup> is fenced with a well. There is a barn attached to the the house which does need a new roof.

## NOTES

The property is situated about a 2 minute drive into Ploerdut which has a post office, 2 bars, 2 restaurants, a chemist and a medical centre. The historical town of Guemene Sur Scorff is 10 minute drive with most amenities.

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