

Charming terraced townhouse in the heart of a rural village.



## INFORMATION

Town:	Séglien
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	103 m <sup>2</sup>
Plot Size:	253 m <sup>2</sup>

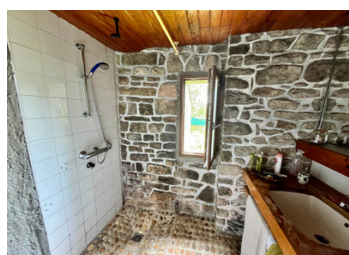
## IN BRIEF

A semi-detached town house comprising:

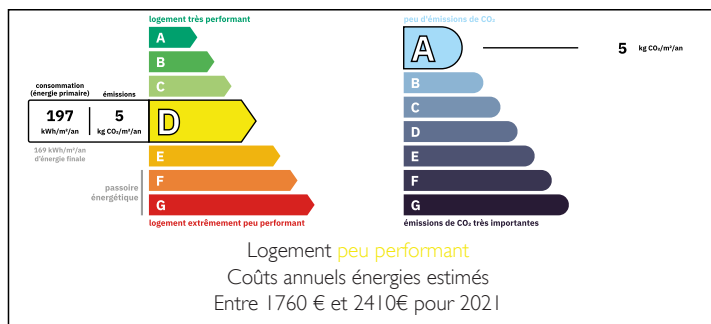
On the ground floor: a living room, an open-plan kitchen/living area with a wood pellet stove, a shower room, a separate WC, and a door leading to a workshop.

A large central staircase leads to the first floor, which features a spacious bedroom spanning the full width of the house.

The well-proportioned garden enjoys open views over the surrounding 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

This charming property offers a practical and welcoming layout, perfectly suited to comfortable everyday living.

On the ground floor, the house opens into a bright and inviting living room, leading to an open-plan kitchen and dining area, complete with a wood pellet stove that adds both warmth and a cosy focal point. This level also includes a shower room and a separate WC. A door from the main living space provides direct access to an adjoining workshop, offering excellent potential for hobbies, DIY projects, or conversion into a utility room. On the opposite side of the house, there is additional storage space, ideal for garden furniture and outdoor equipment.

A generous central staircase leads to the first floor, where a spacious bedroom currently spans the full width of the house. As renovation is ongoing, this area offers flexible potential and could easily be reconfigured to create two or even three bedrooms, depending on requirements.

Outside, the property boasts a well-proportioned garden, perfect for relaxing or entertaining, while enjoying open, uninterrupted views over the surrounding countryside.

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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