

Two 2-bedroom properties with the potential to create a third home, plus outbuildings and 2,300m of land.



## INFORMATION

Town:	Lignol
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	2300 m2



## IN BRIEF

This charming countryside property offers a unique opportunity with two 2-bedroom houses, an old stable ripe for renovation, a spacious two-part stone building with an attic, a hangar, and a workshop—all set on 2300m<sup>2</sup> of land. Located in a peaceful hamlet, the property provides a serene rural lifestyle while being just a 10-minute drive from the historic town of Guémené-sur-Scorff, where you can find all essential amenities. With its blend of existing living spaces and potential for further development, this property is perfect for those seeking a project in a tranquil setting.

## ENERGY - DPE

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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 main house features a welcoming front door that opens into a spacious open-plan lounge, kitchen, and dining area (50.50m<sup>2</sup>) characterized by a charming stone fireplace and a wood burner, creating a cozy atmosphere.

A practical utility room (8m<sup>2</sup>)

A well-appointed bathroom (9m<sup>2</sup>) complete with both a bath and a shower.

A staircase from the lounge leads to the upper floor, where you'll find two comfortable bedrooms (13m<sup>2</sup> and 12.50m<sup>2</sup>) along with a convenient WC and sink (3.50m<sup>2</sup>).

The second house offers a welcoming entrance that leads into a hallway providing access to various rooms.

The kitchen/diner (18.50m<sup>2</sup>) is spacious and inviting, featuring a woodburner that adds warmth and character to the space.

The cozy lounge (14m<sup>2</sup>) provides a comfortable area for relaxation.

WC,

A functional bathroom (4.50m<sup>2</sup>),

A utility room for added convenience.

Stairs from the lounge lead to the 1st floor,

Two well-sized bedrooms (16.50m<sup>2</sup> and 8m<sup>2</sup>)

A small office space (6m<sup>2</sup>)

The outdoor space is a key feature of this property, offering various outbuildings with great potential. It includes a two-part stone building with an attic, ideal for storage. Additionally, there's a large hangar providing ample space for multiple uses, along with a well-equipped workshop. Situated between the two houses is an old stone stable, brimming with renovation possibilities. All of these are set on a generous 2300m<sup>2</sup> of land, providing plenty of room for expansion, gardening, or simply enjoying the peaceful rural surroundings.

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Information about risks to which this property is exposed is available on the...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES