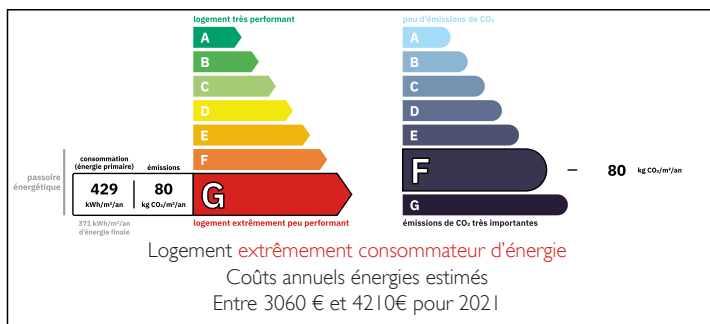


Large luminous house to renovate, with garden and barn, on constructible land in the village centre.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Séglien
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	119 m <sup>2</sup>
Plot Size:	1144 m <sup>2</sup>

## IN BRIEF

An rare opportunity to acquire a large house and barn to renovate, situated on constructible land, in the heart of a village - fifteen minutes from Pontivy and just eight minutes from Guémené-sur-Scorff.

The house is comprised of a cellar converted into a living room, dining area and kitchen. Upstairs on the original ground floor are three bedrooms, a large bathroom and second shower room. Access to the rear of the property by the original front door. Above is a large attic that could be easily converted into additional living space.

Outside is a large garden and open barn (in need of repair or demolition) that is entirely situated on constructible land.

Parcelle classée UB, UB : Zone urbaine à vocation principale d'habitat (sous forme d'extensions récentes).

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

null

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



## LOCAL TAXES

Taxe habitation: EUR

## NOTES