

**JUST REDUCED! A 2 bedroom property to be renovated in the middle of a historical town**



## INFORMATION

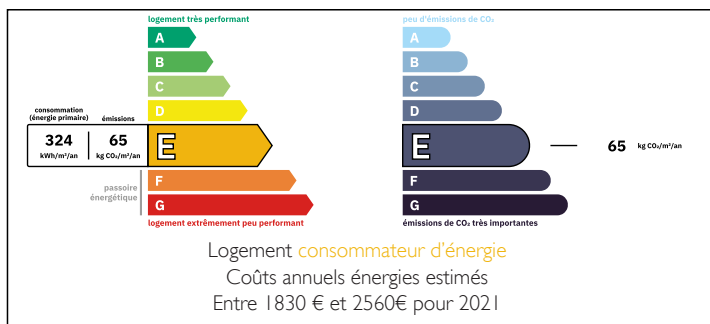
Town:	Guémené-sur-Scorff
Department:	Morbihan
Bed:	2
Bath:	0
Floor:	88.42 m2
Plot Size:	0 m2

## IN BRIEF

This property is centrally located in a charming town, offering the convenience of walking distance to all essential amenities such as schools, doctors, supermarket, bars and restaurants. There isn't a traditional garden, the property features a very small enclosed courtyard. This space can serve as a small private outdoor retreat or be creatively utilized to suit the owner's preferences and adjacent to the property is a children's playground and picnic area, adding a touch of community charm. The house is a good investment, needing complete renovation. The front roof has been recently replaced, and the rear roof has undergone some refurbishment.

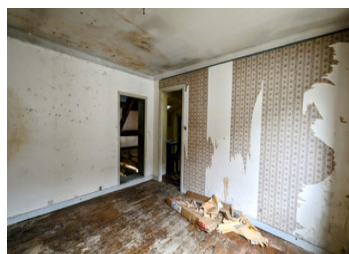


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Ground Floor Description:

The entrance leads into a small lobby, which adds a sense of privacy and separation from the external environment.

The lounge, generously sized (approx. 21.25m<sup>2</sup>), features a fireplace, providing a focal point to the room.

Adjacent to the lounge, is the dining room (approx. 17.91m<sup>2</sup>) which is thoughtfully integrated into the ground floor plan and similar to the lounge, the dining room also boasts a fireplace.

From the lounge a corridor leads to:

A room, measuring (approx. 8.65m<sup>2</sup>) and suggests a private space, providing potential for various uses such as an office.

The kitchen area is designed in an "L" shape, the dimensions of the kitchen sections are approximately 7.90m<sup>2</sup> and 15.32m<sup>2</sup>.

A door from the kitchen leads to a small enclosed courtyard.

The staircase is located in the lounge to the first floor. As you ascend, there is a small storage room just before reaching the top of the stairs.

Bedroom 1 (Approx. 14.28m<sup>2</sup>)

Bathroom (Approx. 6.64m<sup>2</sup>)

Bedroom 2 (Approx. 15m<sup>2</sup>) attached is another room (approx. 8.77m<sup>2</sup>), which could be transformed into an ensuite bathroom or it could be converted into a walk-in wardrobe, adding a luxurious and organized storage solution to the bedroom.

The property, being in need of complete renovation, allows for a blank canvas for potential owners to create a personalized and modern living space.

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