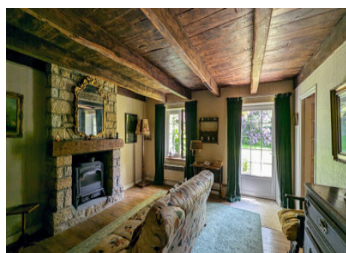
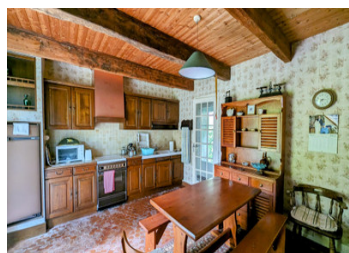


UNDER OFFER! Pretty 1 bed stone longere , with garage & garden of 942m2 well situated in the countryside



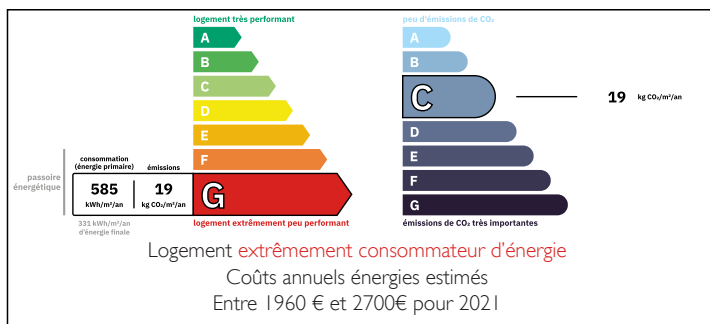
INFORMATION

Town:	Silfiac
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	64 m2
Plot Size:	942 m2

IN BRIEF

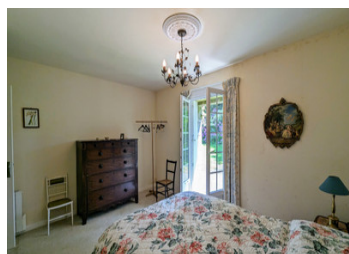
A pretty one-bedroom traditional stone style longère, full of character and charm, located in the tranquil countryside. This property, is in need of total modernisation and offers great potential with a large attic that could be converted into additional living space. It also includes an attached garage, well and a picturesque garden of 942m2.

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 foncière: 342 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property compromises:

Ground Floor:

Entrance Hallway: Welcoming entrance opening into a hallway, providing access to the various rooms.

Bedroom (Approx. 14.39m²): Spacious bedroom with French doors opening into the garden, offering ample natural light and easy access to the outdoor space.

Bathroom (Approx. 5.46m²): Well-sized bathroom for convenience.

Separate WC

Equipped Kitchen (approx. 15.79m²): Featuring exposed beams and French doors opening into the garden, creating a bright and airy space ideal for cooking and casual dining.

Lounge (approx. 21.89m²): A cozy lounge with a stone fireplace and wood burner, exposed beams, and French doors leading to the garden, providing a warm and inviting atmosphere.

First Floor:

Large Attic: A substantial attic space offering the potential to be converted into two additional bedrooms and a bathroom, significantly increasing the living area.

Additional Features:

Attached Garage (Approx. 18.46m²): Convenient for parking and storage.

A pretty private garden features: a well, a terrace, and private parking.

Size: 942m² of beautifully maintained space perfect for outdoor activities and relaxation.

Location: Countryside Setting, located in a tranquil and picturesque area, providing a serene environment away from the hustle and bustle of city life.

Silfiac is about 5 minutes away. Guéméné-sur-Scorff: Approximately 10 minutes away, a historical town with most amenities including shops, restaurants, and medical facilities.

This charming stone longère in the countryside offers a fantastic opportunity to create a bespoke home with potential for significant expansion or just ground floor living. Its traditional character, coupled