

3 Bed House to renovate, lovely big rooms, garden with a view.



## INFORMATION

Town:	Guiscriff
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	814 m2

## IN BRIEF

Here we have what could be a great family home or holiday home with some love and investment. The property is in need of renovation. Currently the house has 2 large rooms on the ground floor, divided by the entrance hall, with a WC fitted under the stairs. The stairs spilt with one side leading to 2 generous bedrooms with a bathroom fitted with a WC and a bath. The other leading to another bedroom. There is a large loft that could possibly be converted into further living accommodation subject to planning of course. Outside there is a little stone building that is attached to the house with a roof that needs replacing. Across the courtyard there is a store/garage in wood. To the rear of the house there is an easy to manage garden that...



## ENERGY - DPE

DPE not required.

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

Entrance hall 2.3 m<sup>2</sup>

Living Room 30 m<sup>2</sup>

Kitchen 20 m<sup>2</sup>

1st floor

3 Bedrooms 24.4 m<sup>2</sup>, 16.5 m<sup>2</sup> and 14.8 m<sup>2</sup>

Bathroom 6.7 m<sup>2</sup>

Landing 9.4 m<sup>2</sup>

-----

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES