

Beautiful stone house, gîte and self-contained apartment. Suitable for hotel, bed, and breakfast accommodation



INFORMATION

Town:	Guémené-sur-Scorff
Department:	Morbihan
Bed:	7
Bath:	4
Floor:	202 m2
Plot Size:	1249 m2



IN BRIEF

This property has mains drains, 7 bedrooms, 4 bathrooms, three kitchens would provide an ideal business opportunity for someone looking to open a bed and breakfast or holiday rental accommodation. close to commerces and in the heart town famous for Andouille fabrication, what is not to love.

MAIN HOUSE Entrance via wooden door to:

GROUND FLOOR

Entrance Hall ~ 604m x 1.8m (10.98m²)

Tiled floors. exposed beams, door to:

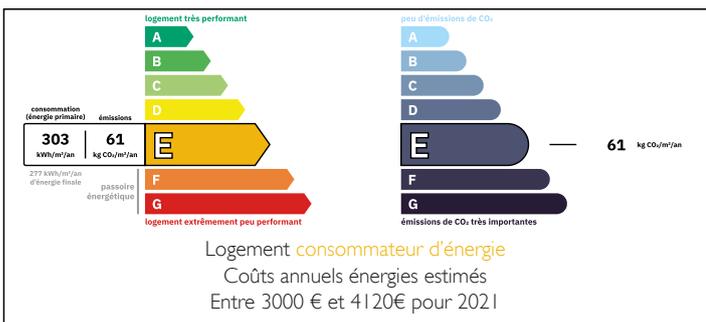
WC with washbasin.

KITCHEN/DINING ROOM ~ 5.6m x 6.5m (36.4m²)

Tiled floors. exposed beams, plumbing for dishwasher, fitted cupboards with shelves, radiator, double glazed window to front and rear of property, built-in cooker, extractor fan.

PANTRY/BOILER ROOM ~ with oil fired boiler and shelves for storage.

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.



DESCRIPTION

FIRST FLOOR

BEDROOM 1 ~ 3m x 5.1m (15.3m²)

Wooden flooring, exposed beams, radiator, built in wardrobe, double glazed window to the front of the property.

BATHROOM 1 ~ 2.3m x 5.5m (11.73m²)

Wooden flooring, wc, double sinks, roll top bath and shower cubicle, double glazed window to the front of the property.

STUDY ~ 3.7m x 2.44m (9.02m²)

Wooden flooring, exposed beams, radiator, double glazed window to the front of the property.

BEDROOM 2 ~ 2.8m x 3.9m (10.92m²)

Wooden flooring, exposed beams, radiator, built in wardrobe, double glazed window to the front of the property.

ACCESS FROM BEDROOMS 2 & 3.

ENSUITE SHOWER ROOM

Tiled floor, shower, wash basin, w.c. heated towel rail.

BEDROOM 3 ~ 4.7m x 2.7m (12.69m²)

Wooden flooring, exposed beams, radiator, built in wardrobe, double glazed window to the rear of the property.

LANDING STAIRS TO:

SECOND FLOOR:

BEDROOM 4 ~ 4.3m x 4.8m (2.64m²)

Wooden flooring, exposed beams, radiator, built-in cupboard, double glazed velux windows to the rear and back of the property.

WC and wash hand basin.

BEDROOM 5 ~ 4.4m x 4.2m (18.48m²)

Wooden flooring, exposed beams, radiator, built-in cupboard, wood burning stove, double glazed velux windows to the rear and back of the property.

GAMES ROOM ~9.37m x 3.8m (35.6m²)

Wooden flooring, exposed beams, radiator, built-in cupboard, double glazed velux windows to the rear and back of the property.

GITE

entrance via double glazed door to

LOUNGE/KITCHEN/DINING ROOM ~5.6m x 4.2m (23.52m²)

LOCAL TAXES

Taxe habitation:

EUR

NOTES