

A pretty 3 bedroom neo-Breton house just outside a village with a large sous sol and 944m2 of garden.



## INFORMATION

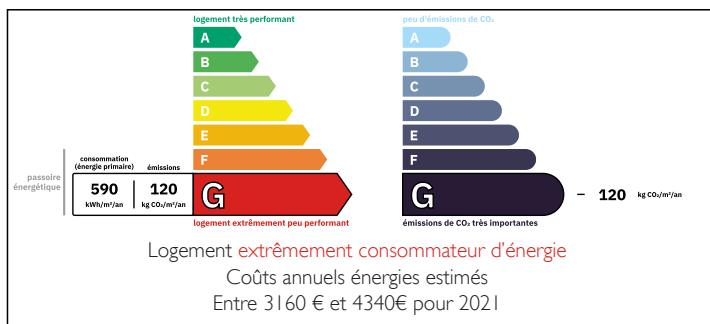
Town:	Lignol
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	85 m2
Plot Size:	944 m2

## IN BRIEF

Situated just outside the picturesque village of Lignol, this charming south-facing 3-bedroom neo-Breton house offers serene living with no direct neighbors. Ideally located just a 7-minute drive from the historic town of Guémené-sur-Scorff, which offers a full range of amenities, the property is beautifully decorated throughout. It boasts a spacious sous-sol/garage, private parking, and a well-maintained 944m<sup>2</sup> garden, perfect for enjoying the tranquil surroundings.

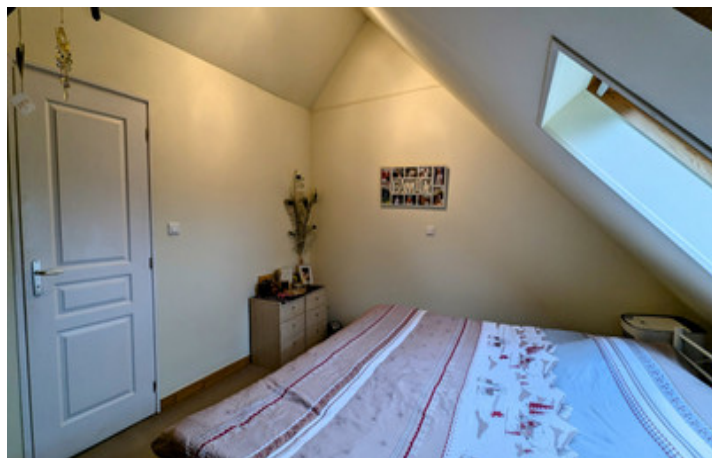


## ENERGY - DPE



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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

The house features a charming layout and is designed for comfortable living:

Exterior and Entrance:

Steps lead up to the front door and a balcony that sits above the sous-sol, providing a lovely spot to enjoy the surroundings.

First Floor:

The front door opens into a welcoming hallway, connecting all main rooms on this level.

A fully fitted kitchen (approx. 11m<sup>2</sup>), offering ample storage and workspace.

A bright lounge/dining area (approx. 15m<sup>2</sup>) with a cozy wood burner, perfect for relaxing evenings.

A comfortable bedroom (approx. 10m<sup>2</sup>), ideal for guests or as a home office.

A bathroom (approx. 4.50m<sup>2</sup>) fitted with essential amenities.

A separate WC.

Second Floor:

A central hallway leads to:

A modern bathroom (approx. 5.50m<sup>2</sup>).

Two spacious bedrooms (approx. 12.50m<sup>2</sup> and 11m<sup>2</sup>), both filled with natural light.

An additional bathroom with a shower (approx. 5m<sup>2</sup>), ensuring convenience for family or guests.

Ground floor: Sous-Sol (approx. 63m<sup>2</sup>):

A large garage area, perfect for vehicle storage or a workshop.

A utility room housing the oil heating system, with ample additional storage space (approx. 63m<sup>2</sup>).

Outdoor Space:

The property is surrounded by a beautifully landscaped garden of 944m<sup>2</sup>, featuring well-maintained lawns and mature plantings. The gated entrance offers privacy, while the driveway provides secure private parking.

This delightful home combines practicality with charm, making it an ideal choice for those seeking a tranquil lifestyle...