

A Charming 2-bedroom stone property with a spacious barn, stone ruins, and 4,220m of land.

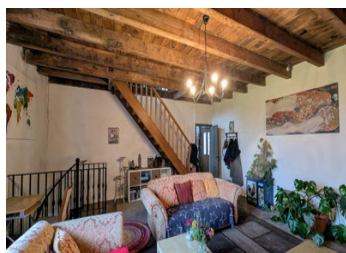


INFORMATION

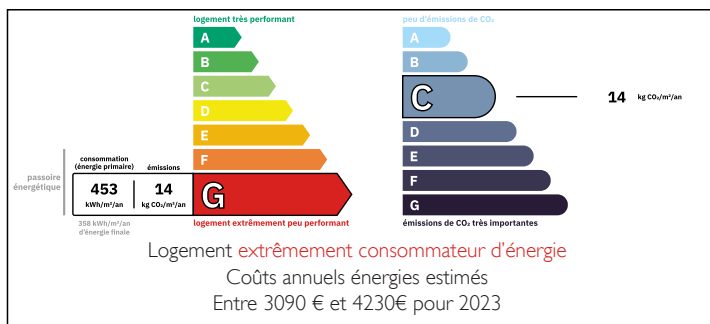
Town:	Persquen
Department:	Morbihan
Bed:	2
Bath:	2
Floor:	132.1 m2
Plot Size:	4220 m2

IN BRIEF

This characterful 2-bedroom stone property is full of charm and nestled in a peaceful hamlet, just 8km from the historic town of Guéméné-sur-Scorff, which offers a range of amenities. The home benefits from double glazing throughout and features three fireplaces, in the kitchen, in the lounge, and one in the basement, adding warmth and rustic appeal.



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

The property comprises:

Ground Floor:

Entrance: Front door opens into a spacious farmhouse-style fitted kitchen/dining room (approx. 29.94m²) featuring a fireplace and French doors leading onto a balcony.

A door from the kitchen leads to the lounge (approx. 33.83m²) with a fireplace, and a spiral staircase providing access to the basement.

First Floor:

Hallway

Bedroom 1 (approx. 13.15m²) with an en-suite shower room (approx. 4.76m²).

Bedroom 2 (approx. 27.50m²).

Bathroom (approx. 4.79m²).

Basement

Games Room (approx. 33.74m²) with a fireplace and doors opening to the outside.

Storage Room (approx. 29.52m²), housing the hot water tank.

Outdoor Space

The grounds are mainly laid to grass.

Large Stone Barn (approx. 92.97m²) with a tin roof, attached to the house.

Stone Ruin

Large Greenhouse (approx. 50.90m²).

Additional Information

The property is on a septic tank system (fosse septique) that does not conform to current regulations.

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