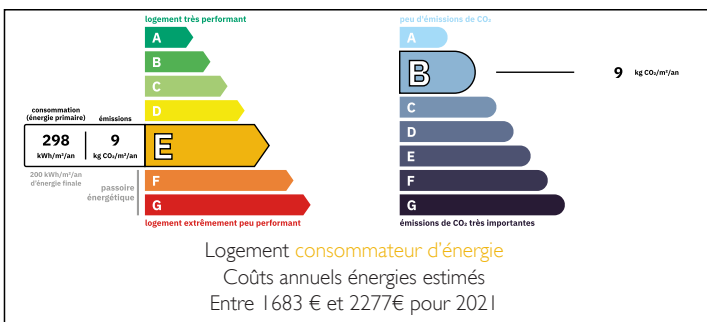


Grand, light and airy four bedroom house with garden in a popular town. Modern heating, well insulated.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Guémené-sur-Scorff |
| Department: | Morbihan           |
| Bed:        | 4                  |
| Bath:       | 1                  |
| Floor:      | 118 m2             |
| Plot Size:  | 719 m2             |

## IN BRIEF

This grand, light and luminous four bedroom house with sunny garden situated in the lovely town of Guémené-sur-Scorff has many plus points, principally recent heating (heat pump) and exterior insulation ensuring comfort and reduced energy costs.

Well constructed, the house offers on the raised ground floor a large living/dining room with fireplace, fitted kitchen, recently updated shower room, a separate WC and two bedrooms.

On the next floor you will find another two spacious bedrooms, a third room with hand basin that could be an additional bedroom, a room with WC and hand basin that could be a second shower room, and two attics that could be fitted out.

Spacious basement with garage, workshop, wine cellar and two other rooms.

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

House in Guémene-sur-Scorff, very bright house with spacious rooms built over a stone basement. Solid house on 727 m<sup>2</sup> of enclosed and landscaped garden.

Total basement of 107 m<sup>2</sup>, with a 27 m<sup>2</sup> garage, workshop, large tiled room, wine cellar, small open room.

1st floor: hallway, living room 28 m<sup>2</sup>, kitchen 11 m<sup>2</sup>, 2 bedrooms 12 and 14 m<sup>2</sup>, bathroom with new Italian shower, raised toilet, large closets.

2nd floor: 2 bedrooms 10 m<sup>2</sup>, 1 room with sink 7 m<sup>2</sup>, 2 large convertible attics 20 and 32 m<sup>2</sup>. Shower room toilet.

New central heating with heat pump, cast iron radiators. New water heater. Recent exterior insulation. All shops, schools, college, physiotherapists, hospital, nursing home nearby.

Ideal for large families, self-employed professionals, gites, guest rooms, rental, apartments possible with independent access.

Village of character, stone and half-timbering. Capital of the famous andouille sausages. Tourism and dynamic city in the Scorff Valley.

25 minutes from Pontivy, 35 minutes from Lorient, 45 minutes from the beaches.

### Property Market Overview

Average House Price: Approximately €1,317 per m<sup>2</sup>, significantly lower than the regional average of €2,417 per m<sup>2</sup>, indicating strong value for money.

Market Trends: Over the past five years, property prices have risen by 48%, reflecting growing interest in the area.

## LOCAL TAXES

**Taxe foncière: 1228 EUR**

**Taxe habitation: EUR**

## NOTES