

A charming three-storey, one-bedroom house located in a historic town, complete with a quaint courtyard.

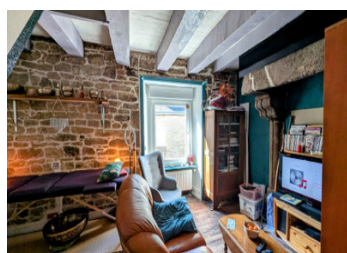
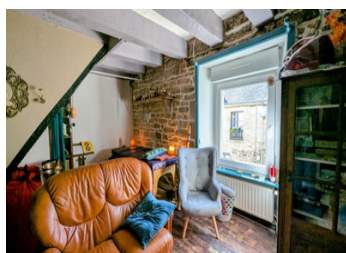
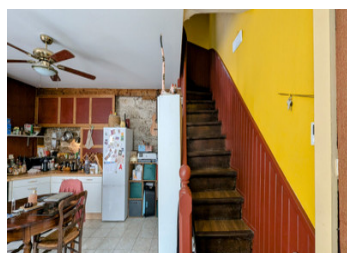
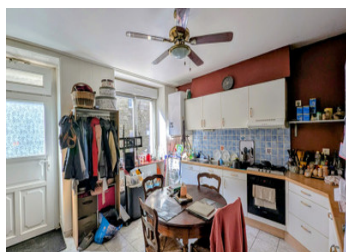


## INFORMATION

Town:	Guémené-sur-Scorff
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	47 m2
Plot Size:	30 m2

## IN BRIEF

This charming one-bedroom townhouse is located in the historic town of Guémené-sur-Scorff, just a short walk from all amenities. Spread over three floors, the property also benefits from access to a pretty little courtyard on the second floor, a perfect "lock up" and leave holiday home!

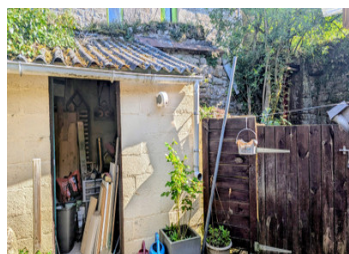


## ENERGY - DPE

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.



## LOCAL TAXES

**Taxe foncière:** 550 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This delightful property is set along a roadside and offers an ideal lock-up-and-leave holiday home or low-maintenance main residence. The front door opens directly into a welcoming, open-plan fitted kitchen and dining area (approx. 23m<sup>2</sup>), featuring double-glazed windows and door, allowing in plenty of natural light.

A staircase leads to the first floor, where you'll find a modern bathroom with shower (approx. 6m<sup>2</sup>) and a cosy lounge (approx. 17.60m<sup>2</sup>) — the perfect spot to relax after a day of exploring the local area. From here, a door opens to a charming and private courtyard, ideal for morning coffee or al fresco dining, with the added bonus of a small shed for extra storage.

Continue up to the second floor where you'll discover a generously sized bedroom (approx. 18.23m<sup>2</sup>), tucked away under the eaves, offering a peaceful retreat.

Guémené-sur-Scorff is a charming and historic small town in central Brittany, known for its medieval architecture. It offers a range of everyday amenities including shops, restaurants, bars, a supermarket, post office, medical facilities, and a small weekly market. The town also hosts cultural events throughout the year and has a rich heritage, particularly linked to its past as a ducal residence.

Distances to key locations:

Beaches (South Brittany coast): approx. 45–50 minutes

Lorient (airport & train station): approx. 45 minutes

Rennes (airport & TGV station): approx. 1h 45 minutes

Saint-Malo ferry port: approx. 2 hours

Roscoff ferry port: approx. 2 hours

St. Brieuc: approx. 1h 30 minutes

Vannes (Gulf of Morbihan): approx. 1h 15 minutes

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Information about risks to...