

**\*\* UNDER OFFER \*\*** Mid terraced lock up and leave property in a typical breton village



EXCLUSIVE

## INFORMATION

Town:	Guiscriff
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	125 m <sup>2</sup>
Plot Size:	345 m <sup>2</sup>



## IN BRIEF

Charming mid-terraced house in the heart of a Breton hamlet.

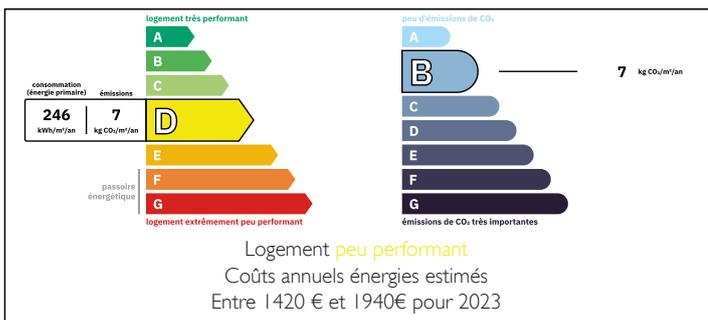
Step inside and be pleasantly surprised by the generous proportions: a spacious open-plan kitchen, dining, and living area extend to around 50 m<sup>2</sup>, ideal for entertaining or relaxing with family and friends. The ground floor also offers a utility room and a stylish, modern shower room for added convenience.

Upstairs, a second sitting room of 32 m<sup>2</sup> provides a superbly versatile space, alongside a comfortable double bedroom and a recently updated shower room.

On the top floor, two characterful attic bedrooms and a mezzanine offer further accommodation, perfect for guests or as flexible-use rooms.

The property sits on a plot of 345 m<sup>2</sup>, with a charming stone outbuilding offering useful storage

## 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.



## DESCRIPTION

Set within a hamlet of around ten homes, this property enjoys a peaceful setting amidst the rolling countryside of Morbihan. Access is via a winding, no-through country lane.

The 345 m<sup>2</sup> plot is arranged over terraces: first, there is a private parking area, followed by a charming stone outbuilding of approximately 48 m<sup>2</sup>, perfect for use as a workshop or storage. A traditional paved pathway, flanked by lawns, leads to an expansive gravelled terrace—an inviting space for outdoor dining, garden furniture, and sun loungers.

Step into the house: to the left, a recently fitted kitchen and dining area, thoughtfully designed in keeping with the character of the home; to the right, a cosy lounge with wood-burning stove. Together, the sitting and dining areas offer 50 m<sup>2</sup> of comfortable, open-plan space. Opposite, there is access to a 10 m<sup>2</sup> utility room and a stylish modern shower room with walk-in shower, vanity, WC, and heated towel rail (4 m<sup>2</sup>).

Stairs rise to the first floor, where the landing opens directly onto a second spacious sitting room (32 m<sup>2</sup>), also benefitting from a wood-burning stove. To the right, a recently refitted shower room beneath the eaves, with similar quality fittings as found on the ground floor. To the left, the first double bedroom (13 m<sup>2</sup>).

A ladder staircase leads to the top floor, the perfect haven for children, with two attic bedrooms and a mezzanine offering space for a single bed or play area.

The stone outbuilding measures 11.25 m by 4.25...

## LOCAL TAXES

Taxe foncière: 1109 EUR

Taxe habitation: EUR

## NOTES