

Two 2-bedroom properties with the potential to create a third home, plus outbuildings and 2,300m of land.



INFORMATION

Town:	Lignol
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	2300 m2



IN BRIEF

This charming countryside property offers a unique opportunity with two 2-bedroom houses, an old stable ripe for renovation, a spacious two-part stone building with an attic, a hangar, and a workshop—all set on 2300m² of land. Located in a peaceful hamlet, the property provides a serene rural lifestyle while being just a 10-minute drive from the historic town of Guémené-sur-Scorff, where you can find all essential amenities. With its blend of existing living spaces and potential for further development, this property is perfect for those seeking a project in a tranquil setting.

ENERGY - DPE

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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

The main house features a welcoming front door that opens into a spacious open-plan lounge, kitchen, and dining area (50.50m²) characterized by a charming stone fireplace and a wood burner, creating a cozy atmosphere.

A practical utility room (8m²)

A well-appointed bathroom (9m²) complete with both a bath and a shower.

A staircase from the lounge leads to the upper floor, where you'll find two comfortable bedrooms (13m² and 12.50m²) along with a convenient WC and sink (3.50m²).

The second house offers a welcoming entrance that leads into a hallway providing access to various rooms.

The kitchen/diner (18.50m²) is spacious and inviting, featuring a woodburner that adds warmth and character to the space.

The cozy lounge (14m²) provides a comfortable area for relaxation.

WC,

A functional bathroom (4.50m²),

A utility room for added convenience.

Stairs from the lounge lead to the 1st floor,

Two well-sized bedrooms (16.50m² and 8m²)

A small office space (6m²)

The outdoor space is a key feature of this property, offering various outbuildings with great potential. It includes a two-part stone building with an attic, ideal for storage. Additionally, there's a large hangar providing ample space for multiple uses, along with a well-equipped workshop. Situated between the two houses is an old stone stable, brimming with renovation possibilities. All of these are set on a generous 2300m² of land, providing plenty of room for expansion, gardening, or simply enjoying the peaceful rural surroundings.

Information about risks to which this property is exposed is available on the...

LOCAL TAXES

Taxe habitation: EUR

NOTES