

Ref: A33343LP56

agency fees included: 7 % TTC to be paid by the buyer (230 000 EUR without fees)

Price: 245 400 EUR

Beautiful stone house, gîte and self-contained apartment. Suitable for hotel, bed, and breakfast accommodation



INFORMATION

Town: Guémené-sur-Scorff

Department: Morbihan

7 Bed:

Bath:

Floor: 202 m² Plot Size: 1249 m2













IN BRIEF

This property has mains drains, 7 bedrooms, 4 bathrooms, three kitchens would provide an ideal buisness opportunity for someone looking to open a bed and breakfast or holiday rental accomodation. close to commerces and in the heart town famous for Andouille fabrication, what is not to love.

MAIN HOUSE Entrance via wooden door to: GROUND FLOOR

Entrance Hall $\sim 604 \text{m} \times 1.8 \text{m} (10.98 \text{m}^2)$

Tiled floors, exposed beams, door to:

WC with washbasin.

KITCHEN/DINING ROOM ~ 5.6m x 6.5m (36.4m²)

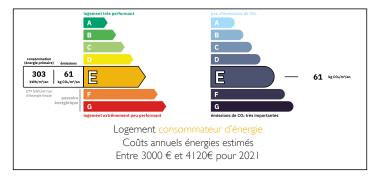
Tiled floors, exposed beams, plumbing for dishwasher, fitted cupboards with shelves, radiator, double glazed window to front and rear of property, built-in cooker, extractor fan.

PANTRY/BOILER ROOM ~ with oil fired boiler and shelves for storage.

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.

FNFRGY - DPF







Ref: A33343LP56

Price: 245 400 EUR

agency fees included: 7 % TTC to be paid by the buyer (230 000 EUR without fees)







LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

FIRST FLOOR

BEDROOM I $\sim 3m \times 5.1m (15.3m^2)$

Wooden flooring, exposed beams, radiator, built in wardrobe, double glazed window to the front of the property.

BATHROOM I $\sim 2.3 \text{m} \times 5.5 \text{m} (11.73 \text{m}^2)$

Wooden flooring, wc, double sinks, roll top bath and shower cubicle, double glazed window to the front of the property.

STUDY $\sim 3.7 \text{m} \times 2.44 \text{m} (9.02 \text{m}^2)$

Wooden flooring, exposed beams, radiator, double glazed window to the front of the property.

BEDROOM 2 ~ $2.8m \times 3.9m (10.92m^2)$

Wooden flooring, exposed beams, radiator, built in wardrobe, double glazed window to the front of the property.

ACCESS FROM BEDROOMS 2 & 3.

ENSUITE SHOWER ROOM

Tiled floor, shower, wash basin, w.c. heated towel rail.

BEDROOM 3 \sim 4.7m \times 2.7m (12.69m²)

Wooden flooring, exposed beams, radiator, built in wardrobe, double glazed window to the rear of the property.

LANDING STAIRS TO:

SECOND FLOOR:

BEDROOM 4 \sim 4.3m \times 4.8m (2.64m²)

Wooden flooring, exposed beams, radiator, built-in cupboard, double glazed velux windows to the rear and back of the property.

WC and wash hand basin.

BEDROOM 5 \sim 4.4m \times 4.2m (18.48m²)

Wooden flooring, exposed beams, radiator, built-in cupboard, wood burning stove, double glazed velux windows to the rear and back of the property.

GAMES ROOM ~9.37m x 3.8m (35.6m²)

Wooden flooring, exposed beams, radiator, built-in cupboard, double glazed velux windows to the rear and back of the property.

GITE

entrance via double glazed door to

LOUNGE/KITCHEN/DINING ROOM \sim 5.6m \times 4.2m (23.52m²)

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr