

**\*\* 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.

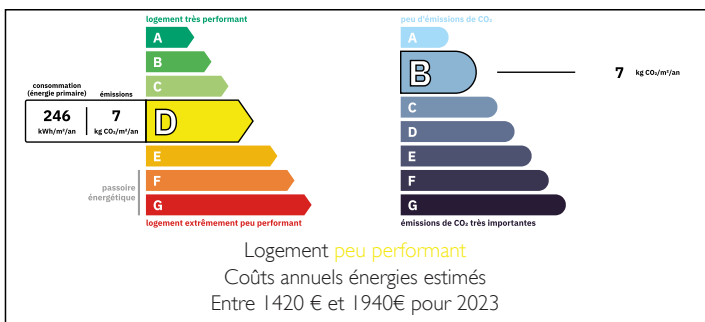
Step inside and be pleasantly surprised by the generous proportions: a spacious open-plan kitchen, dining, and living area extend to around 50 m<sup>2</sup>, ideal for entertaining or relaxing with family and friends. The ground floor also offers a utility room and a stylish, modern shower room for added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



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

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: 1 109 EUR**

**Taxe habitation: 821 EUR**

## NOTES