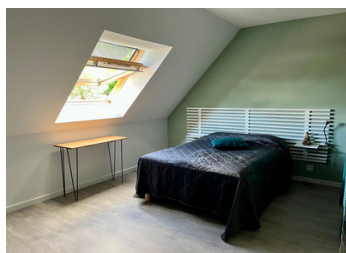


Family house of 91 m with 4 bedrooms, 626 m garden and energy rating A – Inguiniel town centre



INFORMATION

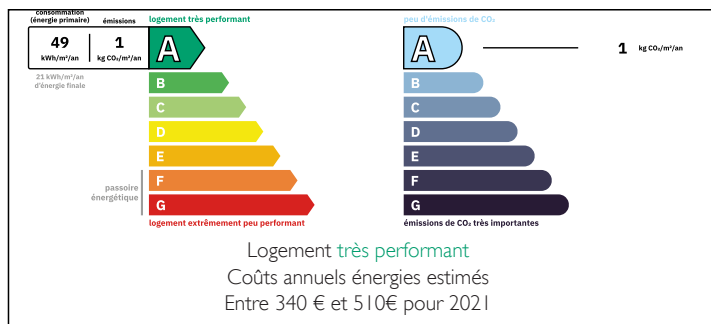
Town:	Inguiniel
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	91 m ²
Plot Size:	626 m ²



IN BRIEF

Inguiniel town center – Family home of 91 m² featuring a fitted kitchen open to the living room, 4 bedrooms including a master suite on the ground floor, a bathroom upstairs, all set on a fenced 626 m² plot. Heating by heat pump – Energy rating A.

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.



LOCAL TAXES

Taxe foncière: 485 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In the heart of Inguiniel, just a short walk from schools and local amenities, discover this 91 m² family home, perfectly designed to offer both comfort and practicality for everyday living.

Set on a fenced 626 m² plot with a large southwest-facing terrace, the property offers bright and functional living spaces:

Ground floor: a beautiful living area with a fully fitted kitchen open to the lounge-dining room, enhanced by a polished wooden staircase; a master suite with private shower room completes this level.

First floor: three spacious and light-filled bedrooms.

For your comfort, the house is equipped with a high-performance heat pump and boasts an A energy rating, ensuring energy savings and optimal thermal comfort.

Key features:

Immediate proximity to schools and shops

626 m² fenced garden, perfect for family life

4 bedrooms including a master suite

A-rated energy performance – modern comfort and reduced consumption

A rare property in this area, ideal for a family looking to settle in a practical and pleasant environment.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>