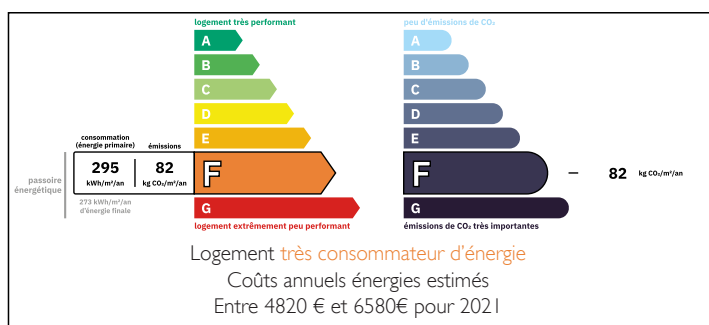


OFFER ACCEPTED Three bedroom former commercial premises in the centre of a village, near Guémene-sur-Scorff.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Séglien
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	133 m2
Plot Size:	444 m2

IN BRIEF

In central Seglien, just a few steps from the local bar/shop and village church - this substantial former village shop with three bedrooms and large attic above has an great potential for the future owner.

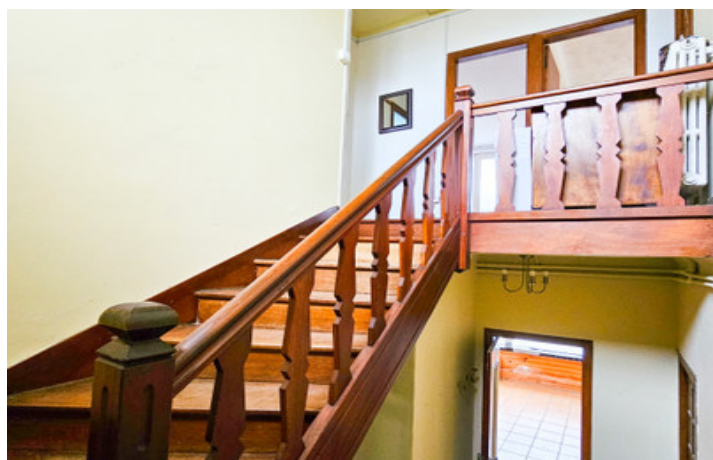
Work to predict would be to install double glazing and a heating system along with general refreshment throughout. Three entries on the ground floor lead into two rooms at the front of the property and a corridor along the side from front to back. A second room at the back with a lovely brick fireplace, A WC and boiler room with access to the back garden complete the ground floor.

Upstairs via the lovely solid wood staircase is a landing, three large bedrooms, a bathroom and a staircase up to a large attic that could be fitted out.

The garden contains a ruin that could be...

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: 746 EUR

Taxe habitation: 677 EUR

NOTES

DESCRIPTION

The village of Seglien contains a local bar/grocery shop, fast food cabin, post office and a school. Just seven minutes away by car is the famous town of Guémené-sur-Scorff, known for its architecture, ancient chateau, and for being the home of the local delicacy of andouille sausage. The town contains many shops, bars, a central Proxi supermarket along with a large Intermarche supermarket and numerous amenities.

A twenty minute drive to the north brings you to beautiful Lac de Guerlédan with all of its natural wonders and tourism attractions including bars, restaurants, sporting opportunities, artificial beaches and stunning scenery.

A twenty minute drive to the east brings you to the large regional town of Pontivy with many shops, bars, restaurants, tourist attractions, sports facilities, amenities, schools, regional hospital and so on.

GROUND FLOOR;
rear passageway leading to:

UTILITY ROOM- 3.3m x 2.9m (9.57m²)

Door UPVC double glazed to the rear of the property, oil fired boiler, hot water tank and plumbing for washing machine. door leading to inner hallway

INNER HALLWAY - with stairs to the first floor, WC and hand basin under the stairs, doors leading to the kitchen and lounge.

KITCHEN - 3.9m x 6.3m (24.5m²)

Large window to the front of the property, tiled floor, a range of kitchen appliances, sink and oven, radiator.

LOUNGE - 3.6m x 4.3m (15.4m²)

Window to the rear of the property, open fireplace, tiled floor, radiator, double glass internal door leading to;