

Renovated 3-bed village home with garden, ideal family, starter or lock-up-and-leave home.

EXCLUSIVE



INFORMATION

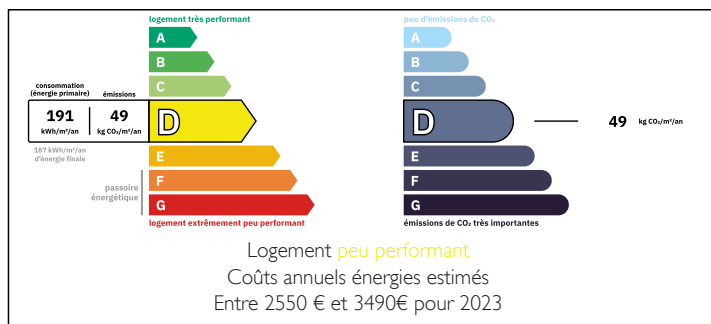
Town:	Persquen
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	300 m2

IN BRIEF

Situated in the peaceful rural village of Persquen (56160), this property enjoys a tranquil countryside setting while remaining within easy reach of everyday amenities. The nearby town of Guémené-sur-Scorff, approximately 4–5 km away, offers a supermarket, bakery, pharmacy, medical services, schools, restaurants and other local facilities. For a wider range of shopping and services, the larger town of Pontivy is approximately 17 km away. This charming three-bedroom property offers a practical and versatile layout, with one bedroom and a bathroom on the ground floor, and two further bedrooms and a bathroom on the first floor. The property is fully double glazed and benefits from gas central heating. Outside, the private, enclosed garden is the perfect size—spacious enough for relaxing and entertaining on sunny days, yet manageable and easy to maintain.

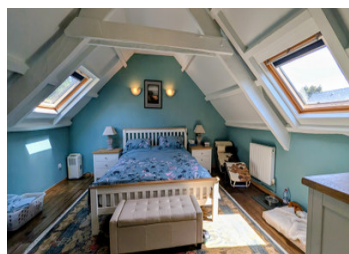


ENERGY - DPE



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

The property comprises:

Ground Floor

Entrance Hallway (4.18 m²): Entry via the front door leading into a compact hallway.

Dining Area (24.21 m²): A generous dining area which forms the central hub of the ground floor and provides access to the main living spaces. The staircase to the first floor is also located here.

Lounge (16.42 m²): A separate, comfortable living room located off the dining area.

Ground Floor Bedroom (8.34 m²): Located off the dining area.

Bathroom (3.75 m²): Fitted with a bathtub.

Kitchen & Utility (14.78 m²): Fully fitted galley-style kitchen with useful utility space.

First Floor

Bedroom 1 (18.74 m²): A large double bedroom accessed via the main staircase.

Bedroom 2 (15.98 m²): A second spacious bedroom upstairs.

Bathroom (5.95 m²): Fitted with a shower.

Outside

Private, fully enclosed garden of approximately 300 m².

Large side gate providing direct access from the street and convenient access to the garden.

Patio area, ideal for outdoor dining and entertaining.

Small garden shed, providing useful additional storage.

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

NOTES