



## Large property with 3 bedroomed accommodation in the centre of the village.

This is an excellent opportunity to acquire a large family home or business. Situated in the centre of a pretty Breton village, just south of Gueméné sur Scorff, the property has been recently refurbished.

**Town:** Lignol  
**Dept:** Morbihan  
**Plot size (m2):** 1127  
**Habitable (m2):** 150  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Agent:** Nicola Grey

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€ 77 000

The ground floor of the property could easily be converted to make a large family home or a B&B, and comprises:

Bar, with granite fireplace (insert) opening onto a large restaurant area (seating for 24).

Newly installed professional kitchen, toilets (with access for the disabled), utility room, storage/boiler room.

The spacious first floor accommodation has a living room, 3 double bedrooms, new shower room with wc.

There is a vast attic to convert into further accommodation.

Outbuildings, currently used as a garage and workshop.

Garden of approx. 1035 m<sup>2</sup> (with planning permission). Well.

Reluctant sale due to family commitments.



## Grand Ouest

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