



Houses for sale - 5 rooms - 169 m2 - LIGNOL - (56160)

Agent Info

Naam:	Linda Monks
Bedrijfsnaam:	D-Habitat L'Agence Immobiliere
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (297) 671-793
Languages:	English, French
Website:	<a href="https://www.propertyfor
saleinbrittany.co.uk">https://www.propertyfor saleinbrittany.co.uk

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 216,619.63

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Brittany
Plaats:	Lignol
Postcode:	56160
Geplaatst:	14-07-2026
Omschrijving:	

Located in the popular village of Lignol you will find this lovely 4 bedroom property in walk in condition just waiting for you to put your own stamp on it. Set over three floors this house will not disappoint. On the ground floor you have an entrance hall, laundry room, storage area, boiler room with new pellet boiler, WC and two integral garages with new doors. There is also a gated off street private parking place. On the first floor you will find a large kitchen/diner, comfortable lounge with veranda/conservatory, one bedroom and a shower room. On the second floor three bedrooms, all of a generous size, shower room, WC and a walk in attic space.

Lignol is a quaint village and surrounded by other pretty Breton villages including the ever popular Guemene-sur-scorff with its bars, cafes, restaurants, individual shops, supermarket and the yearly huge vide grenier that takes over the whole town, it really is a charming area. Within walking distance of the property you have a popular restaurant whose owners are British, a very popular spot for French and International customers, brasserie, bar and boulangerie and only a short drive you have a host of amenities. In the village you also have a teacher for French lessons. The historic town of Pontivy is approximately 20kms away, this is a very vibrant town, a large town with an array of shops, supermarkets, restaurants, chateau, canal and some award winning boulangeries. The most wonderful part of the



location of this property is the short distance to the south coast with Lorient and the amazing Larmor Plage, the beautiful port town of Clohars-Carnoet and Port Louis all being with easy driving distance, all around 30km's. This property offers the beauty of French Village life with easy access to the coast, the perfect combination! Rennes airport, Nantes airport and port of St Malo can all be reached in approximately 2 hours. (5.50 % fees incl. VAT at the buyer's expense.)

Further informations

Number of room(s) : 5
Number of bedroom(s) : 4
Habitable area : 169,00 m²
Price : 189 900 € HAI
including 5,50 % of fees, at the expense of the purchaser
Ground area : 443 m²
Heating : Poêle
Garden : Yes
Price excluding fees : 180 000 €
Reference : 12026R

Algemeen

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	16900 m ²
Lot Afmeting:	443 m ²

Room details

Total rooms:	5
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Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <https://www.youtube.com/@bpsimmobilier3605>

Contact information

IMLIX ID: IX8.708.696

