

3 bedroom farmhouse with outstanding views. Set on 1.6 hectares.



INFORMATION

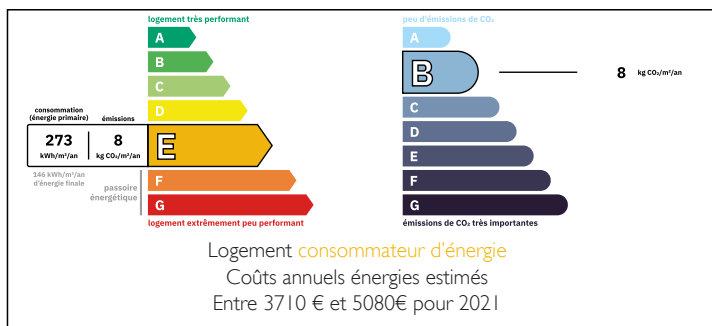
Town:	Ménéac
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	16000 m2

IN BRIEF

Set in beautiful countryside, if you have ever dreamed of owning a small holding in France this could be the perfect place for you. Ideal for horses with the stables and tack room or alternatively perfect for goats, chickens or any other live stock. Not only do you get the land, the stables and outbuildings but the farmhouse has character and charm. Set on a plot of 16,000m2

Ménéac is only a few minute drive with larger towns of Ploërmel or Loudéac a 25 minute drive. Medieval town of Josselin with its stunning chateau and the Nantes Brest canal is close too. Ideally placed in the centre of Brittany with easy access to main road networks for Rennes, Saint Malo, Caen and North and South Brittany coastline.

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: 480 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The farmhouse has three bedrooms, two of which are on the ground floor with a modern shower room.

The front door opens into the bright, sunny country style kitchen (26.3m²) with dining area, a large range cooker and fitted cupboards.

Off the kitchen there is an inner hallway leading to the pink bedroom which is flooded with light, a handy storage cupboard, large shower room with walk-in tiled shower, toilet, wash hand basin. Plus, separate WC. There is a large practical utility room with walk-in pantry and a door giving access to the front of the house. To the rear there is a large sitting/dining room (36m²) with triple windows giving lots of light and views over the garden and countryside beyond. This room has a wood burner, a stable door gives access to a sunny terrace. A second ground floor double bedroom has double aspect windows with views.

On the first floor there is a large bedroom (27m²) with generous walk-in wardrobe.

Currently used as a craft room there is a further room of (22m²) and another room for storage (10.6m²) both of these rooms have electric lighting but no windows. There is a loft area which could be converted accessible with pull down ladder.

At the rear of the property is a pretty, paved terrace area. The current owners have enclosed a section of the garden, separate to the paddock. The garden has an abundance of mature fruit trees and there is plenty of...