

Are you looking for something unique? 2 Houses, a third to renovate and 55 Hectares of woodland.



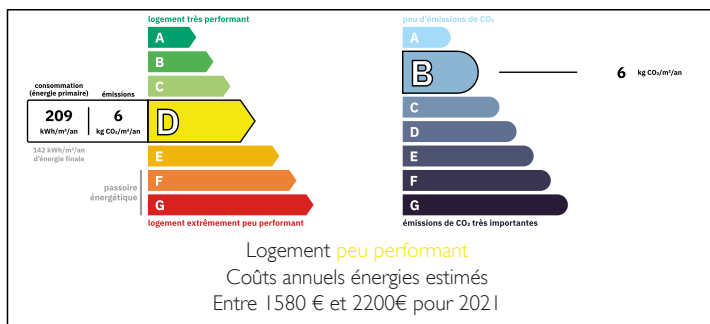
## INFORMATION

Town:	Langonnet
Department:	Morbihan
Bed:	6
Bath:	3
Floor:	126 m2
Plot Size:	551428 m2

## IN BRIEF

This spacious 348 m<sup>2</sup> property includes 2 houses making up 10 rooms, 6 bedrooms, and a sauna, all set on 55 hectares of woodland. Located in a private setting in Langonnet, Brittany (56630), it features a terrace-balcony overlooking the forest, offering both a luxurious living environment and commercial opportunities in timber production, hunting, and land development.

## 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

This impressive 348 m<sup>2</sup> estate, consisting 2 Houses and a stone house to renovate.

10 rooms including 6 spacious bedrooms, offers a blend of luxury and commercial potential. The property includes a sauna, a terrace-balcony with panoramic views of the surrounding forests, and 55 hectares of wooded land. Nestled in a private and tranquil setting in Langonnet, in the Morbihan department (56630) of Brittany, this estate benefits from a preserved natural environment while remaining easily accessible to local amenities.

The vast land provides lucrative opportunities in timber harvesting, sustainable forestry, and hunting, allowing for potential income generation through the land's natural resources. The extensive woodland also offers various recreational activities and potential future development.

Langonnet is a charming village with numerous historical sites to explore in the surrounding area, as well as the picturesque landscapes of Brittany. Whether you are looking for a peaceful living environment or an investment in land and natural resources, this estate offers the perfect balance of both.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES