LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29263JAM22 Price: 182 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (170 000 EUR without fees)

Detached 3 bedroom house with 3 bedroom gite















INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	6
Bath:	4
Floor:	165 m2
Plot Size:	5800 m2

IN BRIEF

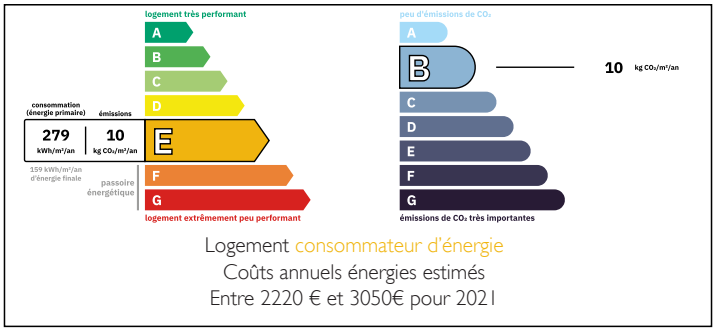
Dreaming of a life in France with income potential? This charming detached stone property in Central Brittany, near Langourla in Le Mené, could be the perfect opportunity.

Full of character and original features, the main house offers a bright fitted kitchen, accessed through a beautiful stone archway, plus a utility room, WC and a spacious lounge with an efficient wood burner. The kitchen and lounge benefit from underfloor heating. Upstairs are three bedrooms, including one with en suite shower room, and a family bathroom.

Attached is a well-presented 3-bedroom gîte with bright living spaces, a shower room downstairs and bathroom upstairs, ideal for holiday lets or visiting family.

Set in a peaceful hamlet close to a vibrant village with shop, lively bar and annual jazz festival, the fully enclosed grounds include patios, a pond, lawns, vegetable garden and a tranquil woodland area rich in wildlife. A wonderful home-and-income opportunity in the heart of Brittany.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2220 € et 3050€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**730 EUR**

NOTES

DESCRIPTION

A great property at a great price! A buy a property in Central Brittany, approximately 35 minutes from the coast with the added advantage of a ready made business of a gite right next door. Perfect for an income or a separate place for family and friends to stay when they visit.

Full details as follows:
The main property is entered via a beautiful stone arch leading to the kitchen. There is a modern door within the old stone archway so all the character without the draught. The kitchen is modern with space for a large kitchen table and the added bonus of under floor heating (3.19 x 5.62). At the rear is a door to the laundry area (1.95 x 2.338) which leads to the garage plus a downstairs toilet (1.22 x 1.27)
The lounge has a lovely front window with an effective wood burner and under floor heating (5.62 x 5.06) Stairs in the lounge lead to upstairs.
Bedroom 1 (3.42 x 2.7) with ensuite shower room (1.88 x 1.53)
Bedroom 2 (2.738 x 3.87)
Bedroom 3 (3.42 x 2.69)

Bathroom with freestanding bath, toilet and sink (1.8 x 2.34)

Attached house or gite
Small patio in front of the house, front door leads into a hallway with open plan kitchen (3 x 3) and lounge (3 x 3)
Shower room and toilet (1.8 x 1.5)
Stairs up to 3 bedrooms
Bedroom 1 (3.4 x 2.9)
Bedroom 2 (2.9 x 3.5)
Bedroom 3 (3.4 x 3.5)
Bathroom with toilet, bath and sink (2.28 x 2.39)

Outside there are two outbuildings and a large, open hangar. There is a large vegetable plot, a chicken coup, woodland and a stream. There is a decking area and a...