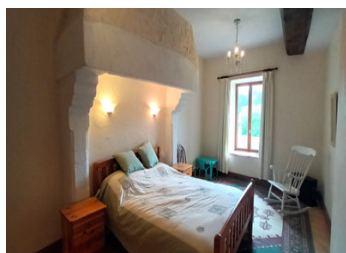


Ancient Stone Manor house, with pretty walled garden, 3/4 bedrooms and garage.



## INFORMATION

Town:	Ménéac
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	122 m2
Plot Size:	1590 m2

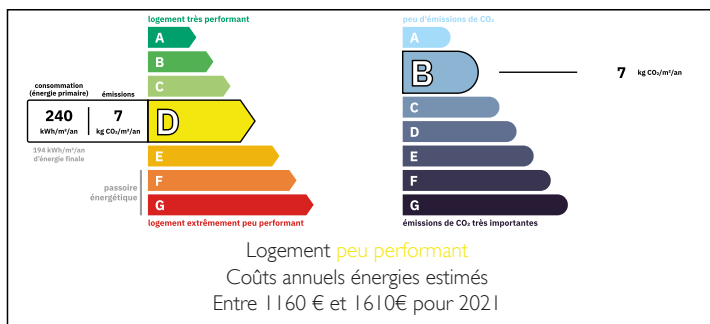


## IN BRIEF

Immersed in local history this attractive semi detached property was originally one half of the hamlet's Manor house. The house has been renovated over recent years but has kept many original features and charm, including large stone fireplaces and beams.

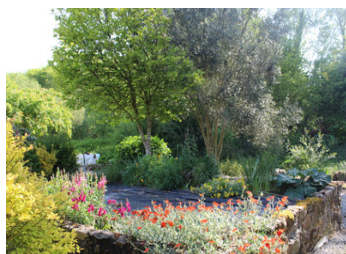
At the front there is private parking and a pretty walled garden with mature shrubs, with an archway giving access to the rear garden. There is space for outside dining and a stone outbuilding/garage with concrete floor. Inside there is a fitted kitchen area, this is open plan onto the living/dining room, light and airy with high ceilings, impressive large fireplace with a wood burner. French doors front and back. Also on the ground floor to the rear is a bright sunroom overlooking the garden, with window and French doors, there is a shower room with toilet, so would...

## 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 habitation:** EUR

## NOTES

## DESCRIPTION

The first floor offers two good sized bedrooms, one to the front, with Juliet balcony and French doors, and one overlooking the rear garden with large fireplace, this was originally part of the grand hall. There is also a shower room with toilet and a storage cupboard. On the second floor there is a charming large bedroom with exposed beams and timbers with double-aspect velux windows and en-suite shower room. There is a fourth small bedroom that can accommodate a single bed or would make an ideal dressing room or office. Outside the property to the rear, is an easy to maintain garden laid to lawn, leading to a gravelled area with stone walls, shrubs, and trees. This continues down to a wooded section and small stream, escape to a calm haven with views over fields and woodland! 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.

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