

Traditional stone longere comprising two houses with additional separate cottage in peaceful location.



INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	7
Bath:	6
Floor:	222 m2
Plot Size:	3849 m2

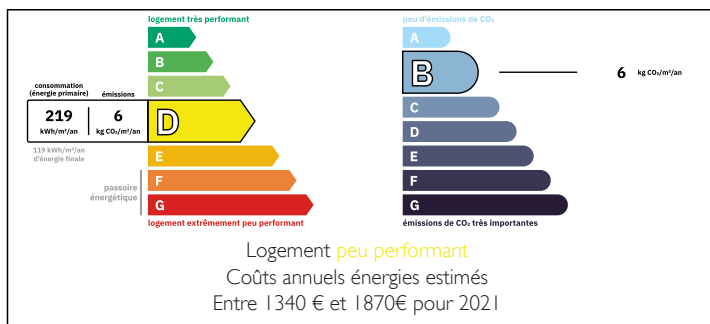


IN BRIEF

If you've dreamed of living in France this one could be for you! An incredible opportunity for multi generational living or to run a business from home. Whichever property you decide to live in there are two others ready for your family or to rent out.

Situated in the countryside but a few minutes from the town of Ploemeur and 15 minutes to the larger town of Loudeac. The current owners have lived in the property for 20 years and have run a very successful gite business with satisfied guests returning year after year. A peaceful location in easy reach of the bars, shops and restaurants that the nearby towns have to offer.

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: **343 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

The property comprises of three houses:

The main longere is split into two homes:

House 1:

Entrance hall with bathroom to the right with bath, sink, heated towel rail and WC (2.418 x 2.448). The corridor leads to the kitchen on the right which has a tiled floor and doors opening to the garden and patio area (3.597 x 3.489) The open plan lounge/dining room (4.069 x 5.741) has a large wood burner and has two French doors leading to sunny terraces.

Upstairs there are two bedrooms and a shower room

Bedroom 1: (4.212 x 4.727) velux windows front and back

Bedroom 2: (2.949 x 3.475)

Shower room with shower, sink and WC (3.013 x 1.604)

There is also a large hallway. At the side of this building is an additional room which is being used as a laundry and storage area (4.146 x 4.982)

House 2:

This property has an impressive vaulted ceiling and is suitable for wheelchair access..

Kitchen: (2.208 x 3.652)

Lounge/diner: (3.567 x 5.447) double aspect with wood burner

Ground floor bedroom (1) (3.045 x 3.552)

Ground floor shower room with WC (2.325 x 1.928)

Upstairs:

Bedroom 2: (2.778 x 3.982)

En suite shower room with shower, sink and WC (1.763 x 2.543)

Bedroom 3: (2.556 x 3.673), dressing area (1.696 x 2.182)

En suite with shower, sink and WC (1.838 x 1.882)