

Charming 3-bed stone longère with outbuilding, 1.35ha of land & woodland, nestled in a peaceful hamlet.

EXCLUSIVE



## INFORMATION

Town:	Ploërdut
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	147 m2
Plot Size:	13481 m2

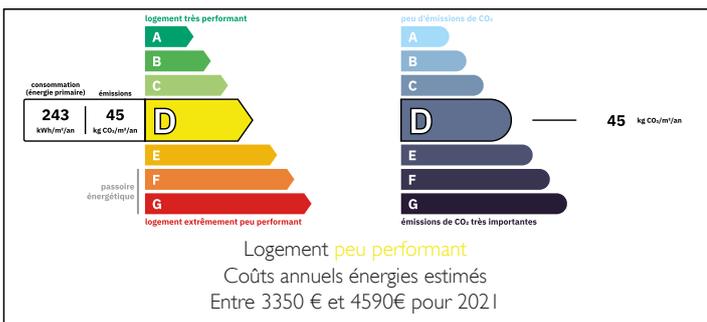
## IN BRIEF

Situated in a tranquil hamlet, this beautifully presented 3-bedroom stone longère offers the perfect blend of character, space, and potential. Set on 13,481m<sup>2</sup> of land, the property also includes a stone outbuilding attached to the house, a wood store, and plenty of outdoor space to enjoy the peaceful countryside setting.

Located just 3.4 km from the village of Ploërdut, you'll have easy access to daily essentials including a bakery, two bars, a restaurant, local shop, post office, pharmacy, and a medical centre. The historic market town of Guémené-sur-Scorff is only 7.6 km away and offers a wider range of amenities.

This is a wonderful opportunity for anyone seeking a serene rural lifestyle with the potential to create additional living or rental space.

## 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 charming stone longère offers spacious and character-filled accommodation, set on a generous plot of 13,481m<sup>2</sup>. The house is well-presented throughout and includes the following:

Entrance Porch: A small, practical space ideal for coats and shoes, leading directly into the kitchen.

Kitchen/Diner (approx. 37m<sup>2</sup>): A bright and fully fitted kitchen with ample space for dining.

Shower Room with WC (approx. 4.60m<sup>2</sup>): Also houses the boiler system.

Lounge (approx. 40m<sup>2</sup>): A warm and inviting living space with exposed beams, stone walls, and a beautiful stone fireplace with a log burner.

A staircase leads to the first floor and a hallway connecting three bedrooms:

Bedroom 1 (approx. 16.35m<sup>2</sup>): With a large en-suite bathroom (approx. 10.50m<sup>2</sup>).

Bedroom 2 (approx. 9.60m<sup>2</sup>): Includes a private en-suite shower room (approx. 3.80m<sup>2</sup>).

Bedroom 3 (approx. 15.87m<sup>2</sup>): Also benefits from an en-suite shower room (approx. 4.51m<sup>2</sup>).

Additional Features:

Attached Stone Building (approx. 58.27m<sup>2</sup>): with electricity, double-glazed windows installed, and a newly laid first floor — a blank canvas to create additional storage or workspace.

Wood Store: Conveniently located to the rear of the house.

Land: The property sits on a total of 13,481m<sup>2</sup>. There is a beautifully maintained garden area to the front, while the remaining land to the right of the property consists of mainly grassland and a small woodland, ideal for nature lovers or those seeking privacy.

## LOCAL TAXES

Taxe foncière: 1238 EUR

Taxe habitation: EUR

## NOTES

-----

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