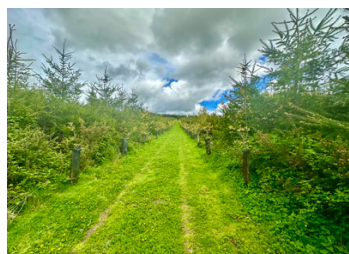


Woodland of 50 hectares with river in Langonnet, Brittany – Income Potential & Natural Beauty



INFORMATION

Town:	Langonnet
Department:	Morbihan
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	500000 m2

IN BRIEF

Woodland Haven in Langonnet, Brittany – Diverse Tree Species, River Access, and Business Potential. 50 Hectares of woodland with flowing river and walking paths.

ENERGY - DPE

DPE not required.

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

Discover a rare and beautiful slice of nature in Langonnet, Brittany – a peaceful, expansive woodland with a river gently meandering through the property. This stunning piece of land is rich with biodiversity, boasting a variety of mature trees including oak, poplar, and birch, offering both ecological value and commercial promise.

Situated in the tranquil Morbihan region, Langonnet is a welcoming village surrounded by rolling hills, heritage sites, and scenic hiking routes. The area is well-loved for its authenticity and natural charm, while remaining conveniently close to towns like Gourin and Le Faouët for everyday needs.

The presence of a flowing river adds not only to the beauty and serenity of the woodland but also opens up further potential for nature-based activities such as fishing, eco-tourism, or retreat experiences. With possibilities ranging from sustainable timber harvesting to establishing a woodland business or simply enjoying a private natural retreat, this property is a true gem for investors and nature lovers alike.

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