

## Charming Renovation Project with Acreage & Character – Near Ménéac, Merdrignac & Josselin



## INFORMATION

Town:	Ménéac
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	7954 m2

## IN BRIEF

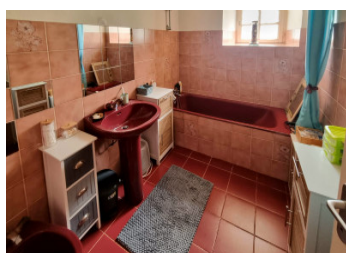
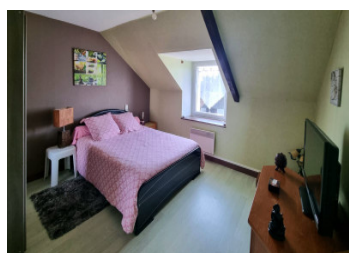
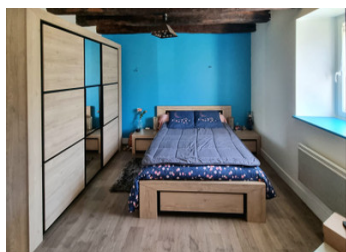
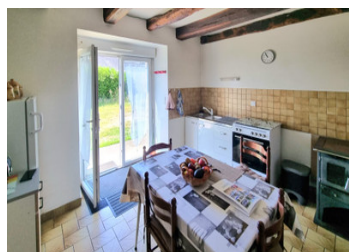
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An exceptional opportunity awaits with this characterful old farmhouse nestled in the peaceful countryside of Brittany, within easy reach of the picturesque towns of Ménéac, Merdrignac, and the historic gem of Josselin.

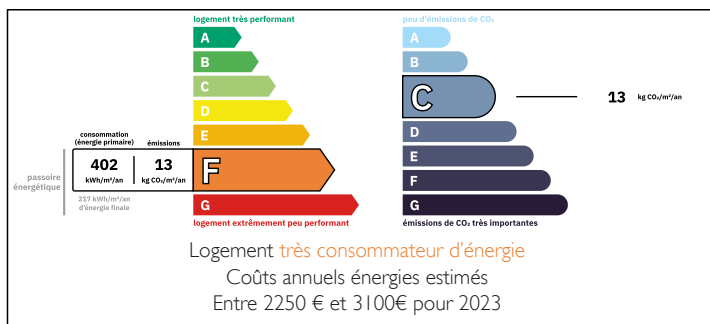
This distinctive property comprises three interconnected sections, one of which is partially renovated, offering immediate potential, while the remaining portions invite creative transformation to develop a truly imposing and substantial residence.

Set on an impressive 8,000 m<sup>2</sup> of land, the grounds boast a range of authentic outbuildings, including:

A traditional stable



## 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.

potential, this is a rare find not to be missed.



## LOCAL TAXES

**Taxe foncière:** 440 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The original farm house was split into 3 to accommodate changing family needs. Now only the rendered part of the house is lived in.

To the front of the house there is a large court yard/parking area with two access points. opposite the house there is a large hanger garage. To the side there is a disused potage and a well which has access through a concrete cover.

To the rear of the house you will find an old stable and a bread oven that seems to be in good repair.

Access to the habitable part of the house is via french doors into a good sized kitchen (3.6x3.76m). The kitchen has a log-burning stove which, the client tells me, heats the whole house, kitchen units and a tiled floor. There is a large room (3.45x3.66m) off the kitchen which is currently used as a bedroom for an elderly person who currently lives there, the flooring is wood effect ceramic tiles.

Both this room and the kitchen are connected via large opening which combined would make a great livingroom/kitchen diner.

From the kitchen you pass into a hall way which leads to the living room (5.52x3.53) with a large open fireplace, exposed beams and the front door (currently unused). the room is tiled in the same style as the kitchen.

At the other end of the corridor is a downstairs bathroom. From this corridor the stairs climb to the first floor where there are two bedrooms. ...