



Ref: A39879NML56 Price: 93 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (85 000 EUR without fees)

#### UNDER OFFER. Delightful countryside cottage in tranquil woodland location



# INFORMATION

Town: Langonnet

Department: Morbihan

Bed: ı

Bath:

Floor: 67 m2

Plot Size: 9421 m2







# IN BRIEF

A delightful countryside retreat nestled in a tranquil woodland setting. This characterful cottage offers a cozy living room with wood burner, fitted kitchen, and flexible utility space, along with a spacious upstairs bedroom, bathroom, and versatile landing area. Outside, enjoy a generous garden with storage shed and ample wood supply - perfect for peaceful living close to nature.

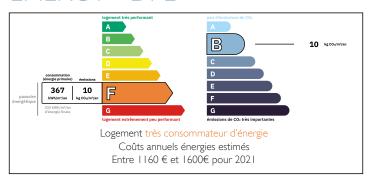








**ENERGY - DPE** 



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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.

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#### www.frenchestateagents.com

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## LOCAL TAXES

Taxe habitation:

**EUR** 

## DESCRIPTION

Tucked away in a serene woodland location, this charming cottage combines rustic character with versatile living space. The ground floor features a welcoming living room centred around a traditional wood burner, creating the perfect cosy retreat. A bright well-appointed kitchen leads into a handy utility room with plumbing in place for an additional shower if desired.

Upstairs you'll find a comfortable double bedroom, family bathroom, and a generous landing space that works beautifully as a home office, hobby area, or occasional guest sleeping space.

The property is set within a large garden, offering plenty of space for outdoor living, gardening, or simply enjoying the natural surroundings. A handy shed provides storage for tools and wood supplies, making it easy to enjoy the cottage's wood burner all year round. This delightful property is a perfect retreat for anyone seeking character, comfort, and a peaceful woodland setting.

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

# **NOTES**