

UNDER OFFER. Delightful countryside cottage in tranquil woodland location

EXCLUSIVE



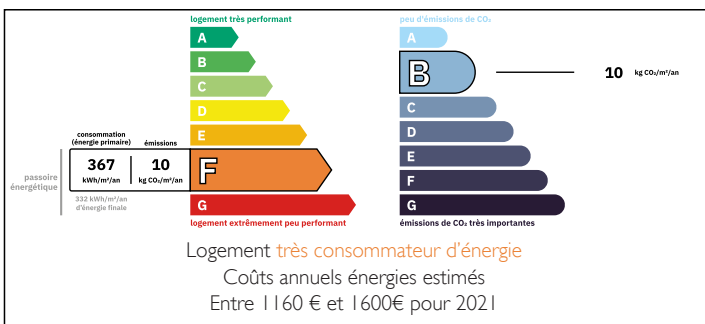
## INFORMATION

Town:	Langonnet
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	67 m <sup>2</sup>
Plot Size:	9421 m <sup>2</sup>

## 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



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

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>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES