

Charming renovated 2-bed stone house with a 2nd 2-bed house and 1,610m of garden

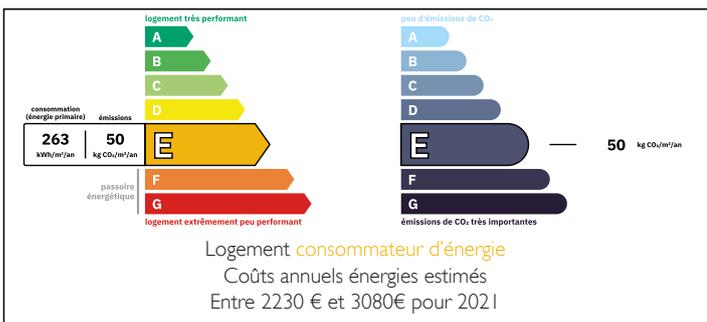


INFORMATION

Town:	Langoëlan
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	95 m2
Plot Size:	1610 m2



ENERGY - DPE



IN BRIEF

This beautifully renovated property is full of character throughout both houses, featuring a large decked terrace, garden, and carport. It is set in a charming Breton hamlet, just 5 minutes from the village.

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.



LOCAL TAXES

Taxe foncière: 600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property comprises a charming 2-bedroom main house and a 2-bedroom guest house, both constructed in stone and full of character, renovated to a good standard.

Main House:

Porch leading to an open-plan fully fitted kitchen/lounge (51 m²) with a large stone fireplace, log burner, exposed beams, and stone walls.

Double-glazed windows and gas heating throughout. Sunroom / dining area (16 m²) accessed from the lounge, bright and airy.

First Floor:

Bedroom 1 (25 m²) with ensuite (4.5 m²)

Bedroom 2 (12 m²) with ensuite (7 m²)

2nd House, First floor:

Open-plan kitchen/lounge (29 m²) with log burner, accessed via French doors from the garden.

Ground Floor:

Stairs from the kitchen/lounge lead down to:

Bedroom 1 (6.5 m²)

Bedroom 2 (13 m²)

Bathroom (5 m²)

Garden & Outbuildings:

Garden of 1,610 m² with large decked area and pond

Space for chickens

Wooden workshop/laundry room with wood storage

Carport

Situated in a quiet hamlet, approximately 5 minutes from Langoëlan, which offers 2 restaurants, a bar, a bakery, a petrol station, and a large lake for fishing and walking.

Airports at Dinard, Rennes, and Brest are around 2 hours' drive, as is the port of St Malo.

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