

## Charming Traditional Breton Village House with 3 Bedrooms and an Easy-Maintenance Private Garden

EXCLUSIVE



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Le Mené       |
| Department: | Côtes-d'Armor |
| Bed:        | 3             |
| Bath:       | 2             |
| Floor:      | 100 m2        |
| Plot Size:  | 542 m2        |

## IN BRIEF

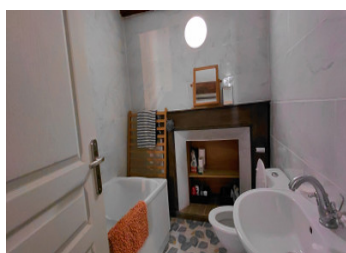
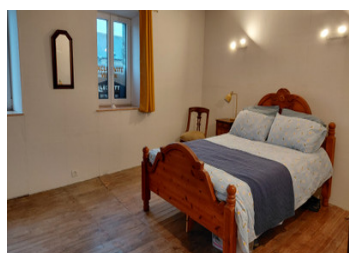
Located in a large hamlet within the village of Langourla, this semi-detached house offers a pleasant and peaceful setting.

On the ground floor, there is a spacious living area comprising an open-plan kitchen and a lounge/dining room area, creating a welcoming and functional space.

The first floor consists of two bedrooms and a bathroom with WC. On the second floor, there is a further large bedroom with its own shower room and WC.

The house has been recently renovated and benefits from new insulation and double-glazed windows.

A garden of approximately 500 m<sup>2</sup> completes the property.

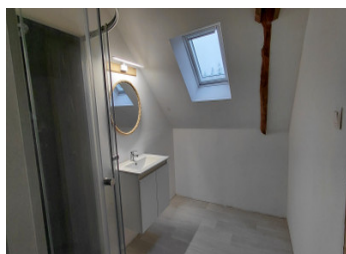


## ENERGY - DPE

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

Located in a large hamlet within the village of Langourla, this semi-detached house enjoys a pleasant and peaceful setting, ideal for those seeking a quiet lifestyle while remaining within easy reach of essential amenities.

The property benefits from a convenient geographical location: less than one hour from Rennes, approximately 45 minutes from Saint-Brieuc, and around 50 minutes from the beaches along the coast. It therefore offers an excellent balance between countryside living, access to larger towns, and proximity to the sea.

On the ground floor, you will find a spacious and bright living area comprising an open-plan kitchen shared with a lounge/dining room area. This layout creates a welcoming and practical space, perfectly suited to everyday living as well as entertaining family and friends.

The first floor consists of two comfortable bedrooms and a bathroom with WC. The second floor offers a further large bedroom with its own shower room and WC, providing an ideal independent space for a master suite or for guests.

The house has been recently renovated and benefits from improved insulation and double-glazed windows, contributing to year-round comfort and energy efficiency.

Outside, a garden of approximately 500 m<sup>2</sup> completes the property. This generous outdoor space is perfect for enjoying the warmer months, creating a vegetable patch, or simply relaxing, while remaining easy to maintain.

An attractive and well-located home, suitable as either a main residence or a holiday property.

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Information about risks to which this property is exposed is available on the G  orisques website :

## LOCAL TAXES

Taxe fonci  re: 248 EUR

## NOTES