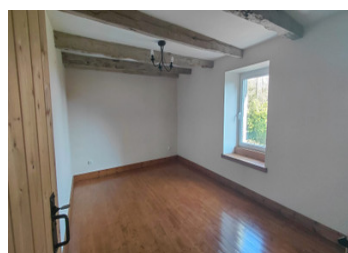


Charming 4-5-bedroom stone house in a small hamlet with outbuildings - huge renovation potential - 1876m² land

EXCLUSIVE



INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	210 m ²
Plot Size:	1800 m ²

IN BRIEF

Charming south-facing stone house set on two separate plots, offering both immediate comfort and development potential.

The main house features a spacious living room with fireplace, a kitchen with direct access to the garden, as well as attractive wooden flooring and an original staircase. On the first floor: three bedrooms, a bathroom with WC and a shower room. On the second floor, there is a fourth bedroom, an office (which could be used as a fifth bedroom), and a shower room with WC. Double glazing and shutters are in place, although heating is to be installed.

Outside, the property benefits from a garden, a driveway, and a stone outbuilding currently used as a garage, which could be converted (subject to the necessary permissions).

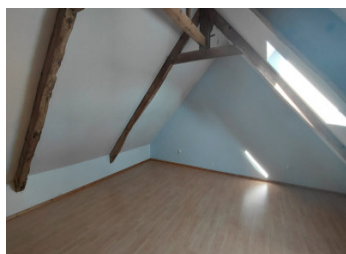
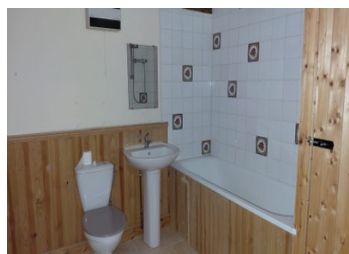
A second plot includes a large L-shaped building

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

Set on two separate parcels of land, this attractive ensemble offers both immediate comfort and exciting development potential.

The property is situated in a peaceful hamlet, just a short distance from the village of Langourla, offering a perfect balance between countryside tranquillity and everyday convenience. Langourla is a friendly and welcoming village with a small selection of amenities including a bar with convenience shop, a restaurant, a post office, and two primary schools. A school bus service also provides easy access to nearby secondary schools.

The village is appreciated for its community spirit and hosts regular events throughout the year, including its popular summer Jazz festival. Surrounded by rolling Breton countryside, the area is ideal for walking, cycling, and enjoying a relaxed rural lifestyle, while still being within easy reach of larger towns for additional services.

The main house, a characterful south-facing stone property, presents very well. On the ground floor, a spacious reception room with an open fireplace provides a warm and inviting living space, ideal for installing a wood burner. The well-proportioned kitchen offers direct access to the rear garden. The entire ground floor benefits from attractive wooden flooring and has the old original wooden staircase.

Upstairs, the first floor comprises three good-sized bedrooms, a family bathroom with WC, and an additional shower room. The second floor features a large bedroom, a smaller room currently used as an office (which could serve as a fifth bedroom), and a further shower room with WC.

The property benefits from...

LOCAL TAXES

Taxe habitation: EUR

NOTES