

Rare opportunity: your own hamlet with renovated 2-bed eco home, stone cottages to restore, barns and 47,000m

EXCLUSIVE



## INFORMATION

Town:	Langonnet
Department:	Morbihan
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

## IN BRIEF

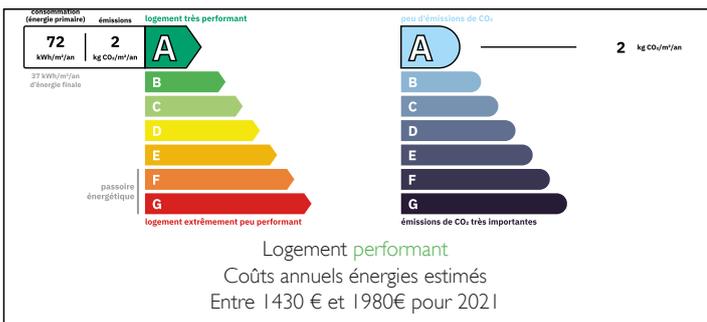
This property comprises a beautifully renovated main residence with two bedrooms, finished to a high standard and benefiting from geothermal heating. The house has been thoughtfully restored as an eco-friendly home, incorporating natural materials with minimal use of plastic or concrete, while retaining its original character and charm.

In addition, there are two traditional stone cottages—one with two bedrooms and the other with one bedroom—which offer excellent potential but require updating throughout.

The property also includes a stone outbuilding currently used as a workshop, a stone ruin, a large hangar, two barns, and two wells. It sits within approximately 47,009m<sup>2</sup> of land and woodland.

Set in peaceful countryside, accessed via a no through lane, the property is approximately 5km from the village of Langonnet, which offers basic amenities, and around 10km from the towns of Le Faouët and Gourin, both...

## 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.



## DESCRIPTION

The main house comprises:

A welcoming entrance hall (approx. 21.78m<sup>2</sup>) with staircase to the first floor and access to a shower room with WC (approx. 3.84m<sup>2</sup>).

A utility room (approx. 6.80m<sup>2</sup>), extending into a further space housing the geothermal heating system.

A superb, generously proportioned lounge (approx. 58.63m<sup>2</sup>), full of character with exposed beams, stone walls, and two impressive open stone fireplaces at either end, creating a warm and inviting focal point.

The lounge flows seamlessly into the fully fitted kitchen, a bright and airy space enhanced by large Velux windows and patio doors opening onto the garden. It also features exposed beams and stone walls, continuing the home's authentic charm.

The entire ground floor benefits from underfloor heating and elegant travertine tiled flooring throughout, combining comfort with refined natural finishes.

The staircase from the entrance hall leads to the first floor, comprising a spacious landing (approx. 15.63m<sup>2</sup>)

A guest bedroom (approx. 17.61m<sup>2</sup>)

An impressive principal bedroom (approx. 33.65m<sup>2</sup>) with en-suite bathroom (approx. 13.75m<sup>2</sup>) and dressing area (approx. 13m<sup>2</sup>).

The property also benefits from an attic space with three large Velux windows, where the current owners had planned to create two additional bedrooms, offering excellent further potential.

Cottage 1 comprises:

Ground floor: Entrance into an open-plan kitchen/lounge (approx. 37.14m<sup>2</sup>) featuring a traditional stone fireplace and a spiral staircase leading to the first floor.

First floor: Mezzanine bedroom (approx. 15.25m<sup>2</sup>) and a bathroom (approx. 6.68m<sup>2</sup>).

Cottage 2 comprises:

Ground floor: Entrance into an open-plan fitted kitchen (approx. 16.57m<sup>2</sup>) and lounge (approx. 25.38m<sup>2</sup>) with fireplace,...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES