

Longère including 4 bedrooms, with garage, workshop and 7380m2 land. A must see to appreciate!

EXCLUSIVE



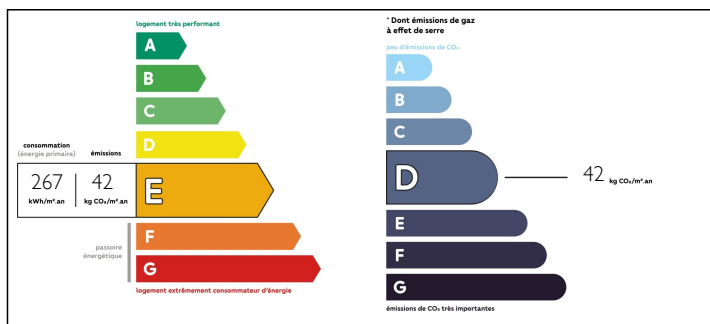
## INFORMATION

Town:	Ménéac
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	167 m2
Plot Size:	7380 m2

## IN BRIEF

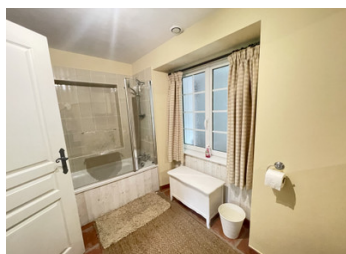
Situated in the countryside but only a ten minute drive to the town of MERDRIGNAC. The coast is under an hour. Wonderful 4 bedroom house with the master suite on the ground floor. Quality renovation and plenty of character and charm. Extremely spacious family home. Surrounded by its garden including outbuilding, garage, barn, and original well. Benefits from oil central heating and double glazing.

## 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

A fantastic and well priced house that oozes loads of French style yet with modern comforts. It is spacious and light.

Front porch leading to: Beautiful fully fitted rustic KITCHEN (5.5mx4.4m) with large range cooker including area for informal dining and wood-burner.

Leading off to BEDROOM 4 (3.5mx4m) Ground floor bedroom with en-suite bathroom with washbasin and toilet

LOUNGE/DINING (9.5mx5.21m) with spiral staircase to 1st floor, massive area for large family/excellent entertainment with windows to front and double french doors to patio at rear. Fireplace with wood burner insert.

1st floor hosts: Large MEZZANINE  
BEDROOM 1 L-shaped (7.83mx3.5mx6.3m)  
BEDROOM 2 (4.9mx3.4m)  
BEDROOM 3 (4mx3m)  
SHOWER ROOM with wash basin and toilet

OUTSIDE: Well, Off road parking to front. Landscaped garden with established trees and shrubs. Extremely private and enclosed.

Outbuilding: wood store/workshop/garage attached to house. Patio area to rear of property (south facing).

Large Barn detached.

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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 foncière: 621 EUR

Taxe habitation: 783 EUR

## NOTES