

Stone house in the centre of the village - 4 bedrooms and garden on the south side. Possibilities of guest room

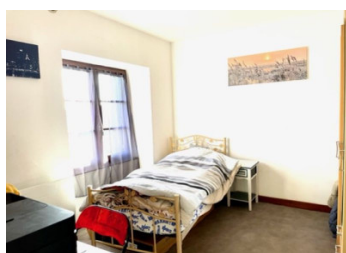
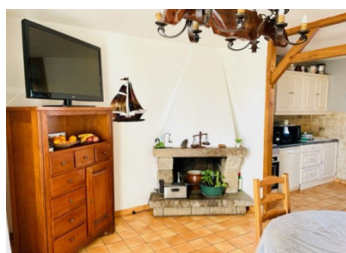
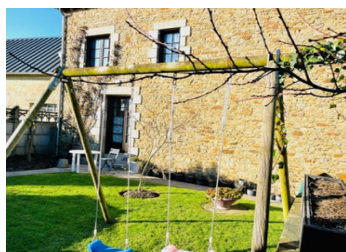


INFORMATION

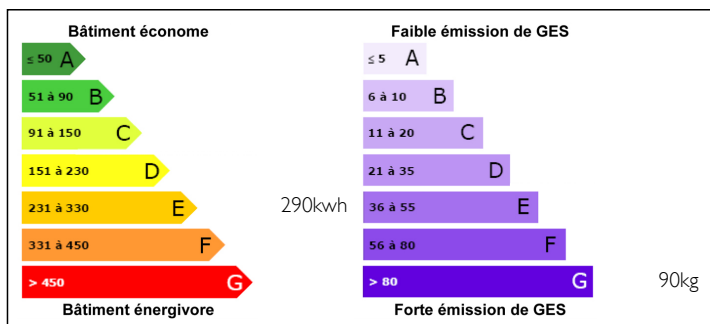
Town:	Ménéac
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	302 m2

IN BRIEF

IN THE CENTRE OF THE VILLAGE! Beautiful stone house in the heart of the village. House of 150m², 4 bedrooms, garden. House for holidays or for a family. Potential rental or residential to enjoy Brittany.

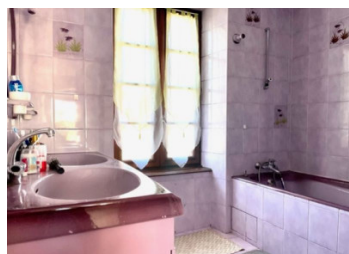


ENERGY - DPE



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

150M² of living space with 4 bedrooms, one of which is in the attic for an intimate and spacious space.

A separate entrance is proposed to create a guest room. Today the room is used as a lounge with a shower room in its extension.

A beautiful wooden staircase leads upstairs to the sleeping area and bathroom.

The house is in need of refurbishment, though no major works are required.

Ground floor: entrance hall leading to a living room and a kitchen/dining room. Separate WC and shower room.

1st floor: 3 bedrooms of 11m² and an office of less than 9m², a bathroom and a separate toilet.

2nd floor: attic converted into a large bedroom of 50m².

Full basement of 75m² very useful for laundry, storage and storage.

30 minutes from Ploermel - Loudeac - Saint Méen le Grand

1h from the Gulf of Morbihan and the Emerald Coast

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

NOTES