

Main 3 bedroom house with additional Longere and 5ha lake + large garden.



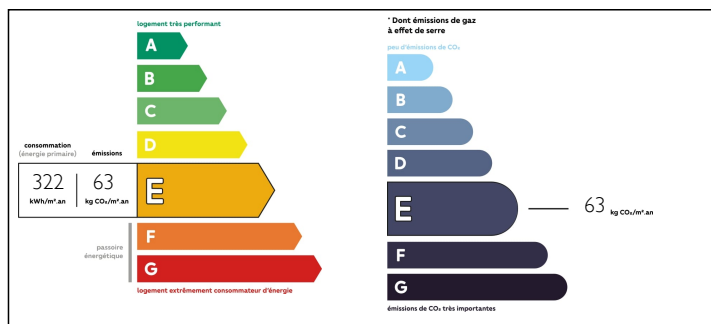
INFORMATION

Town:	Langonnet
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	255 m2
Plot Size:	78105 m2

IN BRIEF

Situated in a quiet little hamlet, close to Langonnet. The main house currently offers, on the ground floor, an open plan living area with large kitchen area, dining area with insert and seating area. There is also a bathroom with a bath, shower, and WC. On the first floor there is a shower room with WC, a mezzanine (3rd bedroom) and 2 further bedrooms. All on a large cellar. Adjacent to the main house is a pretty stone longere which currently offers a living room with space to create a corner kitchen, bathroom with WC and a bedroom. Above is a large loft. The 2 properties have a lovely large long garden of around 2 ha with a little river on one side and a stream on the other. Stocked with many trees and shrubs. Just across the little road you will find the lake of around 5ha, the lake...

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

Main House:

Large Cellar

Open plan living areas

Kitchen 18 m²

Dining 16 m²

Lounge 15.7 m²

Bathroom 9.2 m²

Stairs leading to 1st Floor:

Mezzanine/3rd Bedroom 11.7 m²

2 further Bedrooms 17 m² and 12.7 m²

Shower room 4 m²

Longère

Open plan living with space to create a corner kitchen 47.5 m²

Bedroom 16.6 m²

Bathroom 4.5 m²

Above is a large attic with 71.4 m² of floor space.

NOTES

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