

A two bedroom stone property, and a barn attached waiting to be renovated with 1460m2 of land in a little quiet hamlet



## INFORMATION

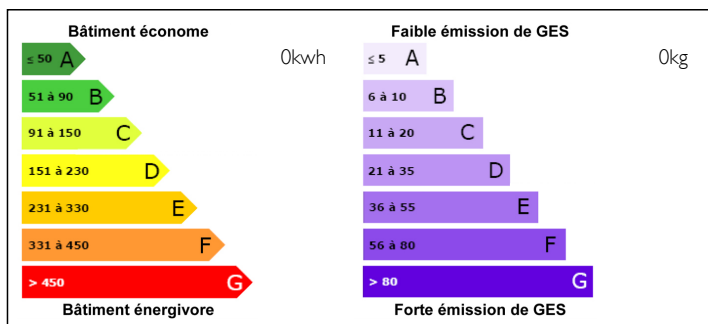
Town:	LANGONNET
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	74 m2
Plot Size:	1460 m2

## IN BRIEF

This two bedroom property is 3 story with the 2nd bedroom being in the attic and is situated in a little hamlet about 5km from Langonnet. The barn attached has been insulated, floor has been concreted, double glazed windows, with all the electrics and plumbing ready to go and the joists are in position for a first floor, it also has planing in place for a new roof. The property comes with a 1460m2 of garden.



## 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

The property comprises:

Ground floor entrance into an open plan kitchen/diner/lounge with wood burner (32m<sup>2</sup>) and under floor heating

Stairs leading to the first floor are in the attached barn

Bedroom (19.50m<sup>2</sup>)

Bathroom (4.30m<sup>2</sup>)

Stairs leading to the attic bedroom (28m<sup>2</sup>)

The attached barn (52.50m<sup>2</sup>)

The property is situated in a little quiet hamlet about 5km from Langonnet, the airports Dinard, Rennes and Brest are about a 2 hour drive as well as the port of St Malo.

## NOTES