

A gite complex of 5 stone properties full of character needing some renovation, with an in ground salt water swimming pool and approximately 3 hectares of land.



## INFORMATION

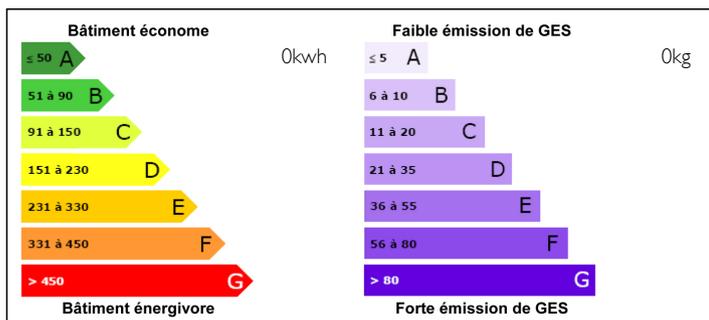
Town:	LANGOELAN
Department:	Morbihan
Bed:	12
Bath:	6
Floor:	78 m2
Plot Size:	34455 m2



## IN BRIEF

A stunning gite complex of 5 stone properties full of character, situated in the countryside with an in ground fenced solar heated salt water swimming pool and approximately 3 hectares of land. 3 of the properties being habitable and 2 of them needing some renovation

## 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.



## LOCAL TAXES

Taxe foncière:	2400 EUR
Taxe habitation:	2400 EUR

## NOTES

## DESCRIPTION

Situated in the country this stunning gite complex comprising 5 properties, just a 3 minute drive from the village of Langoelan which has a 2 restaurants, a fuel station/bar and a 10 minute drive from the historical town of Guemene with all amenities.

The property is currently run as a successful gite business, renting 2 of the properties out during the summer months. 3 out of the 5 properties, a 2 bed house and 2 three bed houses are habital and the other 2, being 2 bed houses just need some up dating.

House number 1 compromises: - in need of some renovation

Open plan living space on the ground floor with a stone fireplace and exposed beams 5.5m x 4m

The first floor could be 2 bedrooms and a bathroom 5.5m x 4m

House number 2 compromises: - attached to house number 1

Front door opens straight into the lounge 5m x 5.5m with exposed stone walls and beams.

To the right of the front door is a fitted kitchen 5m x 3.5m with a door leading into the 1st house.

Stairs in the lounge lead to the 1st floor:

Bathroom = 2m x 3m

Bedroom 1 = 2.5m x 5m

Dressing room = 1.5m x 2.5m

Bedroom 2 = 3m x 2.5m

Bedroom 3 = 4.5 x 2m

House number 3 compromises: - in need of up dating

Front door opens into a hallway

On the left is a bedroom 2.5m x 3.5m

On the right is the 2nd bedroom = 3m x...