

Three very well renovated houses, a total of 10 bedrooms, all in 2.5 acres of garden and land plus a detached garage



## INFORMATION

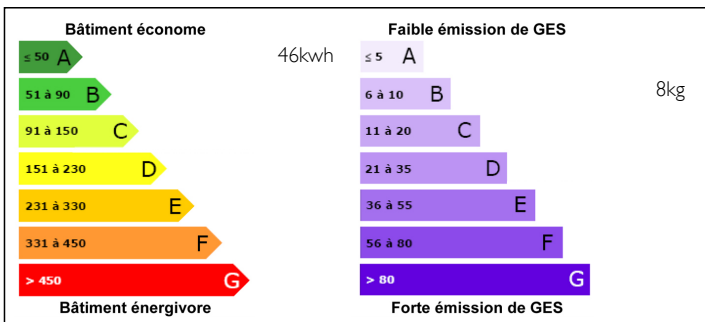
Town:	MENEAC
Department:	Morbihan
Bed:	10
Bath:	6
Floor:	315 m2
Plot Size:	9996 m2



## IN BRIEF

Set in a beautiful countryside location in a tiny Morbihan hamlet, these three houses are a delight. All have been finished to a high standard and offer superb accommodation for friends, family or paying guests, with a good track record of rentals over the past six years. The properties benefit from central heating, double-glazing, fitted kitchens and a mix of bathroom and en-suite facilities to provide extremely flexible accommodation options. The gardens are in very good order, all three houses have been excellently maintained and are ready to move straight in and enjoy. The village of Ménéac is less than two minutes away and the market town of Merdrignac is less than 10 minutes away, so the perfect mix of countryside tranquillity and access to civilisation is available here. This is a wonderful opportunity to walk straight into a selection of superb properties and run a successful business.

## 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:

1200 EUR

## NOTES

## DESCRIPTION

House 1

Ground floor:

Living room – 33 m<sup>2</sup>;

Kitchen/ Diner – 30.50 m<sup>2</sup>, with fitted units;

Veranda.

First floor:

Bedroom 1 – 17 m<sup>2</sup>, with en-suite of 4 m<sup>2</sup>;

Bedroom 2 – 13.50 m<sup>2</sup>;

Bathroom – 4 m<sup>2</sup>;

Second floor:

Office/ storage space – 6.50 m<sup>2</sup>;

Bedroom 3 – 23 m<sup>2</sup>, with en-suite of 5 m<sup>2</sup>;

Separate dressing room.

House 2

Ground floor:

Kitchen/ Diner – 33 m<sup>2</sup>, with fitted units;

Lounge – 13 m<sup>2</sup>;

Bathroom – 6 m<sup>2</sup>;

Boiler room and utility.

First floor:

Bedroom 1 – 14 m<sup>2</sup>;

Bedroom 2 – 13.50 m<sup>2</sup>;

Bedroom 3 – 12.50 m<sup>2</sup>;

Bedroom 4 – 10 m<sup>2</sup>;

Two of these rooms have basin and toilet.

House 3

Ground floor:

Lounge/ Diner including fitted kitchen – 37.50 m<sup>2</sup>;

First floor:

Shower room – 3.50 m<sup>2</sup>;

Separate toilet;

Bedroom 1 – 12.50 m<sup>2</sup>;

Bedroom 2 – 12.50 m<sup>2</sup>;

Second floor:

Bedroom 3 – 37 m<sup>2</sup>, with en-suite bathroom.