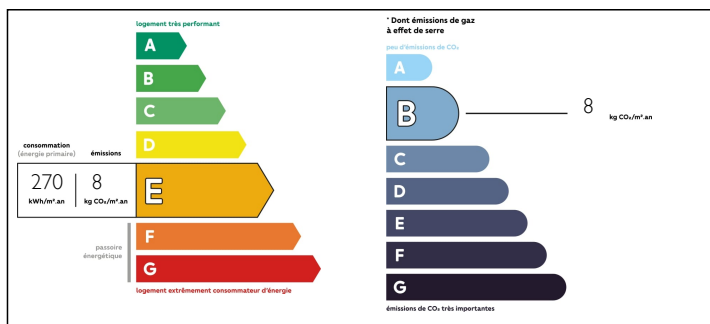


Immaculate detached house 2 bed with stunning views. garden/outbuildings and garage/heated swimming pool.



## ENERGY - DPE



## INFORMATION

Town:	Ménéac
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	2888 m2

## IN BRIEF

Immaculate 2 bedroom house. With large heated swimming pool, plus well and bread oven and land. Already enchanted? Well there is more. This exceptionally well-renovated house has been lovingly restored by its current owner. High ceilings give a feeling of space and light. All double glazed PVC windows with solar-powered shutters. The entrance is to the open plan kitchen/diner and lounge. Bursting with original features. Exposed stone and beams, wood burner as a focal point with granite fire surround and thanks to its south facing position, flooded with natural light. The kitchen is equipped and there is plenty of space for a large dining table. The ground floor has a wet room, modern and stylish and space under the stairs for a washing machine. The first floor showcases 2 large bedrooms again tastefully renovated and decorated, with original parquet floors. The master suite with a dressing room /office space under the eaves.

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: 450 EUR**

## NOTES

## DESCRIPTION

There is a wc and wash basin on the first floor, with enough space to add a bath if so desired.

The second bedroom has an external staircase so if you wanted to rent as AIRBNB the guest access could be separate from the main house.

The wow factor of this beautiful home is the view and the swimming pool.

To the front and side of the house is a paved terrace, south facing so perfect for entertaining at any time of day or evening.

The swimming pool has a depth of. 2,2 m  
Maintained regularly and heated with with a heat source pump.

To the left of the pool area is a covered barbecue terrasse, with a sink, barbecue and ample space for a large table and chairs.

The views are exceptional across the Brittany countryside, unspoiled and uninterrupted.

The property has a well, a bread oven, a chicken coop or storage, and another small shed for wood storage.

DWELLING.

The garden really is stunning and the only noise is the sound of the birds.

DIMENSIONS:

KITCHEN/DINER/LOUNGE 35M2

BATHROOM: 2M2

BEDROOM 1:12M2

BEDROOM 2: 14M2

WC:

OFFICE/DRESSING:4M2

Meneac is situated only a short drive to the main towns of MERDRIGNAC and LA TRINITE PORHOET for all your amenities.

It is only a 5 minutes drive with a restaurant, bar, epicerie, school and a doctor's.