

Beautifully renovated longère and attached second house - surrounded by nature, yet near a nice village.

## EXCLUSIVE

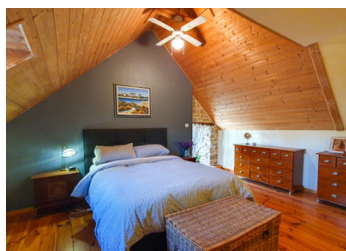


## INFORMATION

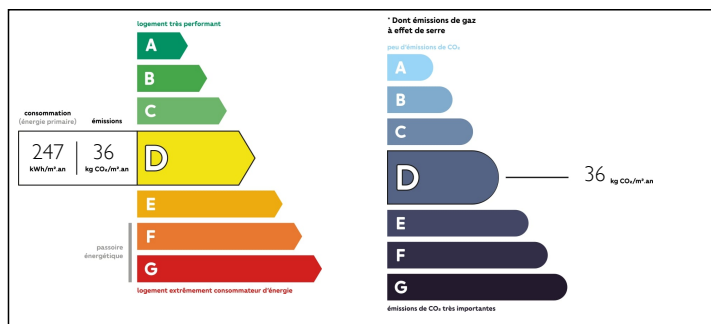
Town:	Malguénac
Department:	Morbihan
Bed:	5
Bath:	4
Floor:	213 m2
Plot Size:	42737 m2

## IN BRIEF

Discover this beautifully renovated stone longère and attached second house in a quiet hamlet of three properties. Surrounded by lawns, woodland and a pretty pond, perfect for those who love nature and peace. Situated on a small lane with no passing traffic, this oasis of calm could be your dream new home. The main house (on the left) is comprised of an entry, living room, country kitchen, fully glazed dining room/bar (overlooking two terraces and the garden), bathroom and downstairs bedroom. Upstairs is a large landing/office area and two lovely bedrooms, one with en suite, and a separate bathroom. The second house has a large country kitchen/dining room, living room, bathroom and access to a private terrace overlooking the garden. Upstairs is a master bedroom and two other smaller rooms used as bedrooms. Lawned areas, a vegetable garden, woodland and a pond await outside. There are also several outbuildings including a large garage.

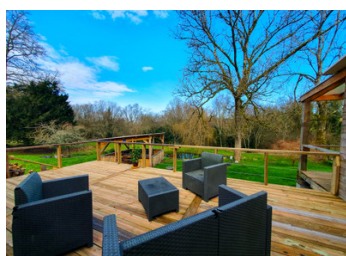


## ENERGY - DPE



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

Discover this beautifully renovated stone longère full of character and the lovely attached second house in a quiet hamlet of three properties. Surrounded by lawns, wild woodland and a pretty pond, perfect for those who love nature and peace and quiet. Situated on a small lane with no passing traffic, this oasis of calm could be your dream new home.

The main house (on the left) is comprised of a large entry, cosy living room (with access to the terrace), large country kitchen, a spacious and fully glazed dining room/bar (overlooking two terraces and the garden), family bathroom and a lovely downstairs bedroom. Upstairs is a large landing/office area and two spacious bedrooms, one with en suite, and a separate second bathroom.

Next door in the middle of the hamlet, the second house has a charming country kitchen/dining room, warm and inviting living room, family bathroom and access to a private terrace overlooking the gardens. Upstairs there is a nicely decorated master bedroom and two other smaller rooms used as bedrooms. It could be ideal for family visits, or for a gîte/B&B (subject to authorisation).

Outside you will find lawned areas, a productive vegetable garden, wild woodland and a pond beautiful pond (visible from the three terraces and the bar/dining room) There is also a covered outdoor eating area with 360 degree views of the gardens, perfect for summer or even on a rainy day. There are also several other outbuildings including a large garage, workshops and...

## LOCAL TAXES

**Taxe foncière: 1464 EUR**

## NOTES