

Sorry, Offer accepted. 2 bedroom cottage with land and outbuildings in quiet location with great views.

EXCLUSIVE



INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	83 m2
Plot Size:	6576 m2

IN BRIEF

This charming property offers huge potential, featuring a two-bedroom stone cottage and a remarkable stone outbuilding dated 1660. Set in the heart of the countryside with only one near neighbour, it is a paradise for nature lovers—private, not overlooked and surrounded by fields. Despite its peaceful setting, the property is just a two-minute drive from a village shop, bar and restaurant in Le Mené, Central Brittany. The area provides excellent transport links to ports, airports and major French cities, making this an ideal permanent home, holiday escape or renovation project with vast scope to develop.



ENERGY - DPE

DPE not required.

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 habitation: 459 EUR

NOTES

DESCRIPTION

The property is approached via a quiet country road, where black metal gates open onto a private driveway. Although the house has been unoccupied for some time and the foliage has grown up, it is easy to imagine how attractive the entrance would be once the grounds are cleared. There is ample parking in front of the buildings.

The stone longère, currently used for wood storage, remains in its original state and offers exceptional development potential. Two adjoining outbuildings sit alongside it, both ideally suited for renovation subject to the appropriate permissions. Together, these structures provide a fantastic opportunity for buyers seeking a project with character and versatility.

Set at right angles to the longère, the main house welcomes you through a front door leading into a bright, tiled reception/lounge. This luminous room is a true blank canvas, ready for new owners to shape to their taste. At the far end are two double bedrooms and a shower room with WC and sink, as well as a practical laundry room with plumbing for a washing machine.

To the right of the entrance, double glass doors open into the kitchen, a generous space with room for a dining table. From the lounge, stairs lead up to the attic—a large, insulated and boarded room currently open-plan. This versatile space would make an ideal art studio or could easily be converted into two good-sized bedrooms with a bathroom, offering excellent scope to extend the living accommodation.

Outside, the grounds are currently...