LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41558JAM22 Price: 349 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (331 000 EUR without fees)

Historic detached stone property with courtyard, outbuildings, gardens and a private chapel.

EXCLUSIVE







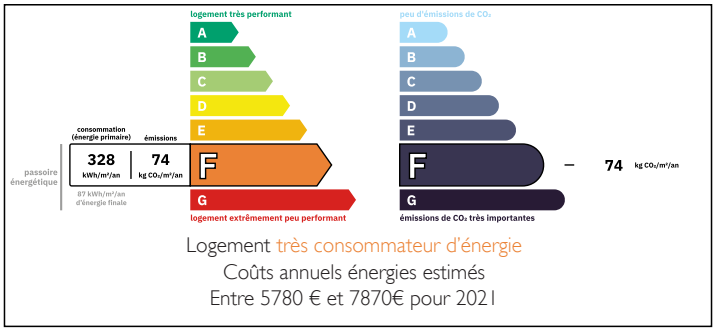








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 5780 € et 7870€ pour 2021

INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	267 m2
Plot Size:	11600 m2

IN BRIEF

Step into a piece of Breton history with this exceptional property in the heart of Le Mené, Central Brittany. Combining timeless character with exciting potential, this unique home offers a peaceful countryside lifestyle surrounded by natural beauty.

The property features a private chapel, an elegant stone courtyard, traditional outbuildings and sweeping views across the surrounding countryside — creating a truly special setting full of charm and opportunity.

Perfectly located to enjoy the best of Brittany, you'll have easy access to scenic cycling routes, hiking trails, lakeside walks, bustling local markets, renowned Breton festivals, forests and the nearby towns of Lamballe, Moncontour and Merdrignac.

Whether you're searching for a distinctive family home, a holiday escape, a lifestyle investment or a

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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.

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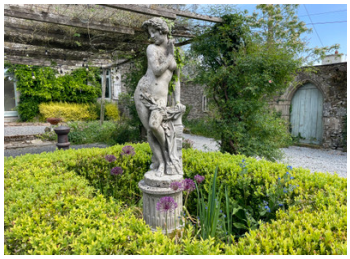
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LOCAL TAXES

Taxe foncière:	**1811 EUR**

NOTES

DESCRIPTION

As you approach this charming French property, a gravelled parking area welcomes you and offers the first glimpse of its rich history. From here, you can see the private chapel—an atmospheric building in need of renovation, once used during the war for gatherings to keep village spirits high. To the left lies the private orchard, a peaceful haven with beautiful views across the surrounding countryside.

Passing through a characterful stone archway, you step into the delightful stone-walled courtyard. This enclosed space is bordered by two outbuildings: a generous barn ideal for storage or further development, and a second barn housing an ancient bread oven—an evocative reminder of the property's past.

The main house is entered through the spacious kitchen, a warm and welcoming room featuring a woodburner, standard appliances, and ample space for dining. From here, the original servant staircase leads to what once served as servants' quarters, now thoughtfully converted into bedrooms 4 and 5, along with a bathroom with bathtub. This staircase also provides access to the extensive attic.

A back door from the kitchen, sheltered by a porch, leads to the rear garden. The main entrance corridor offers a practical storage cupboard, boot rack, and coat area before opening into the formal lounge. This impressive room features a closed fireplace, double-aspect windows, patio doors to the rear garden, and a charming window seat overlooking the courtyard. Its generous proportions comfortably accommodate both a formal seating area and a dining space.

From the lounge, a wide...