LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42670DEM29 Price: 125 000 EUR

agency fees to be paid by the seller

OFFER ACCEPTED Charming two-bedroom cottage in a village 20 minutes from Morlaix and 30 from the coast.







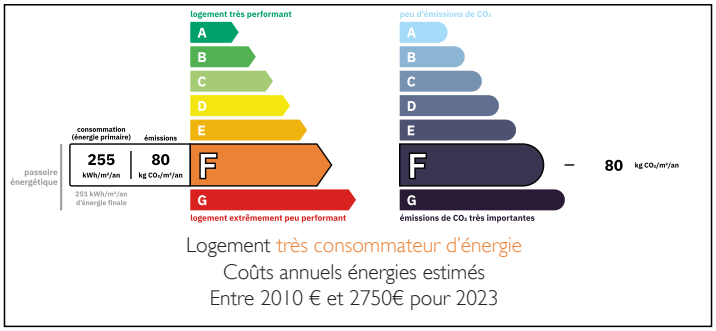








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INFORMATION

Town:	Lannéanou
Department:	Finistère
Bed:	2
Bath:	2
Floor:	63 m2
Plot Size:	187 m2

IN BRIEF

OFFER ACCEPTED This charming cottage in a peaceful village, just twenty minutes from desirable Morlaix and thirty from the beautiful north Brittany coast has been a well loved holiday home for over twenty years, now seeks a new owner.

Entering via the easy to maintain courtyard at the front, you will find a lovely equipped kitchen, a reading room and a cosy living room. Still on the ground floor is a workshop/storage room and a mezzanine storage room/guest bedroom. Upstairs are two nice bedrooms with views over the countryside and a bathroom with WC.

Additionally, accessed via a separate exterior door from the courtyard is a second shower room/WC with space for laundry machines. Ideal if you have guests in a camping car for example.

Situated in a quiet village, there is a restaurant two

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.

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LOCAL TAXES

Taxe foncière:	**618 EUR**

NOTES

DESCRIPTION

OFFER ACCEPTED Charming Breton Property in Peaceful Countryside – Near Morlaix & the Coast

Nestled in the tranquil village of Lannéanou, this property offers an exceptional opportunity to enjoy the very best of rural Brittany—space, peace, and outstanding value—while remaining within easy reach of the coast and the vibrant town of Morlaix.

Set in the heart of the Finistère countryside, Lannéanou is a small and authentic Breton community surrounded by rolling farmland and unspoilt landscapes. It provides a calm, friendly environment—ideal for those seeking a slower pace of life, a holiday retreat, or a lifestyle change.

Despite its peaceful setting, the property benefits from excellent access to Morlaix, just a 15–20 minute drive away. This lively and historic market town is one of North Brittany's highlights, known for its striking viaduct, charming cobbled streets, and beautiful half-timbered houses. Morlaix offers a full range of amenities including supermarkets, shops, cafés, restaurants, schools, healthcare facilities, and a weekly market, as well as a train station with connections across the region.

The nearby Bay of Morlaix adds another dimension to everyday living, with its stunning coastal scenery, islands, sailing opportunities, and beaches. The attractive seaside towns of Locquirec, Carantec, and Roscoff are all within easy reach, making spontaneous trips to the coast effortless.

Lannéanou also offers excellent value compared to coastal areas, allowing buyers to enjoy more space, character, and potential for their budget—whether as a main residence, second home, or renovation project.

The surrounding area is rich in natural beauty and outdoor...