LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46827JAM22 Price: 154 780 EUR

agency fees included: 9 % TTC to be paid by the buyer (142 000 EUR without fees)

Character filled town property in Central Brittany















INFORMATION

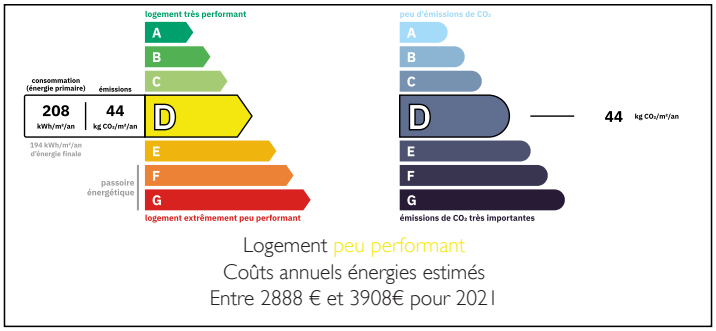
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	174 m2
Plot Size:	230 m2

IN BRIEF

This little gem is surprisingly spacious with quirky upside down living! Bedrooms on the ground floor, lounge and kitchen on the first floor. There is a small but pretty garden with seating areas. For anyone wanting to live in town this is the property for you.

This property in Le Mené, offers that perfect balance of village life and convenience. You're surrounded by beautiful Breton countryside, yet you can walk to local shops, cafés and essential services — no need to jump in the car for everyday errands. The community is warm and welcoming, with weekly markets, friendly neighbours and a relaxed pace of life. And thanks to its central location, you're ideally placed for exploring Brittany: beaches north and south in under an hour, plus easy access to Rennes, Saint Brieuc and charming historic towns like...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2888 € et 3908€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

This charming mid‑terrace stone house in Le Mené offers generous space, flexible living areas and the convenience of being just a short walk from village shops, cafés and services. Set behind an impressive stone archway, the large wooden front door opens into a wide hallway that immediately conveys the character and scale of the property.

On the ground floor, you'll find two bedrooms, ideal for single‑level living or guest accommodation. A separate entrance leads into an additional room currently used as a wellness clinic; with its woodburner and internal access to the hallway, it could easily become a cosy lounge or home office. In one corner is the oil boiler and laundry area, with a door leading directly to the rear garden.

A wide staircase rises to the first floor, where there is a wide landing leading into a bright open‑plan lounge and dining room with double‑aspect windows that fill the space with natural light. Also on this level is the kitchen, a generous room with space for a dining table, equipped with a gas hob and electric oven. A door leads to a charming little seating area and external stairs down to the garden. The bathroom includes a shower, WC, sink and heated towel rail.

The nearly 40m² attic is floored and currently used for storage, but—with permission—offers excellent potential for conversion into additional living space, bedrooms or a studio.

Outside, the property features a small but delightful garden, full of character with established bushes, shaded corners...

NOTES

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