LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46880JAM22 Price: 104 000 EUR

agency fees to be paid by the seller

Charming cottage, 2 bedrooms and an office in friendly hamlet







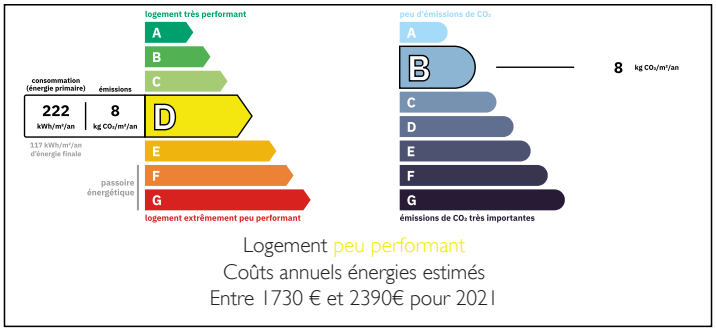








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1730 € et 2390€ pour 2021

INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	1677 m2

IN BRIEF

This delightful semi‑detached property sits in a quiet hamlet just outside Plessala, offering a rare combination of tranquillity, friendly neighbours and generous outdoor space. The road serves only the few houses here, giving the location a wonderfully calm and safe atmosphere — perfect for anyone seeking a peaceful Breton lifestyle.
2 bright bedrooms plus an office. 2xWC, open plan kitchen and lounge.

Plessala is a short drive away: a welcoming village with everything you need day‑to‑day: bakery, small shops, bar, restaurant, pharmacy and a weekly market. The surrounding countryside is perfect for walking, cycling and exploring at your leisure.

Nearby attractions:
Lac de Bosméléac – swimming, fishing, walking (10 mins)
Loudéac Forest – huge woodland for hiking, riding

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:	**632 EUR**

NOTES

DESCRIPTION

The property itself has a large, welcoming kitchen. The lounge/dining area has double aspect windows and is flooded with natural light. Through from the kitchen is a downstairs WC plus small laundry area. Stairs lead to a useful office and two large bedrooms both full of natural light. The bathroom has a bath, WC, sink and heated towel rail. There are electric radiators and in the main bedroom a heat source pump provides heat and air conditioning in the lounge.

Opposite the house is a large garage/workshop with an old bread oven. The rear of this building leads to a piece of land also included in the sale.

For those wanting to escape from busy lives, a few steps from the house there is a large garden. The current owners have enjoyed sitting in the summer house, immersing themselves in nature. This elevated position offers stunning views across the countryside. There are fruit trees here and space for a large vegetable plot. The perfect place to sit and connect with nature, listening to the birds. A short walk from a river this really is a nature lovers paradise.

Measurements:

Kitchen: 14.4m2
Lounge: 22m2
Office: 5m2
Bedroom 1: 15.2m2
Bedroom 2: 14.3m2

Garage/workshop: 39m2

Please contact me directly for more photos and additional information.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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