

Peaceful Rural 3 bedroom Home with Large Barn and Garden



INFORMATION

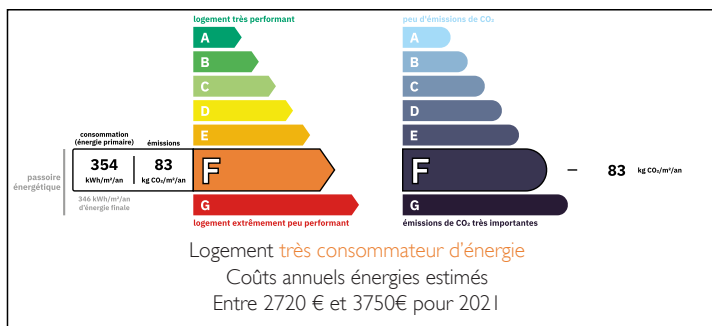
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	88 m2
Plot Size:	1590 m2

IN BRIEF

Set in the peaceful rural surroundings of Le Mené, near Plessala, this characterful 3 bedroom home offers a wonderful opportunity for those seeking a quieter lifestyle in the Brittany countryside. With three bedrooms, a convertible attic, a large detached barn and a generous tree-filled garden, the property offers plenty of scope for improvement and personalisation. Despite its tranquil countryside setting, it is conveniently located just 7 minutes from Kermené and around 20 minutes from the market towns of Loudéac and Merdrignac, where you will find a good range of shops, services and amenities.



ENERGY - DPE



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.



DESCRIPTION

Come and discover this charming house located in Le Mené, in the Plessala area, set in a peaceful and rural environment.

The ground floor comprises a living room, fitted kitchen, shower room, separate WC, utility room and boiler room.

Upstairs, a landing leads to three bedrooms. There is also a WC on this floor.

The attic offers further potential for conversion, subject to the necessary permissions and works, providing an opportunity to create additional living space.

Outside, and separate from the main house, is a substantial detached barn offering a wide range of possibilities, whether for garage space, workshop, storage, hobbies or other projects.

The property also benefits from a large, established garden with mature trees, providing a pleasant outdoor space and a peaceful setting.

This is a property with good potential for improvement and further development, ideal for those looking for a rural home with space and outbuilding potential.

Conveniently located approximately 7 minutes from Kermené and 20 minutes from both Loudéac and Merdrignac.

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

NOTES