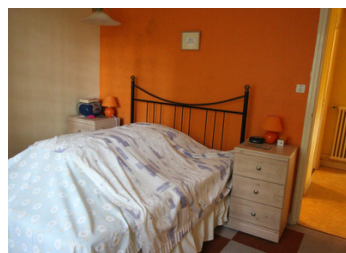


A spacious family home in an idyllic location.



INFORMATION

Town:	Langonnet
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	116.13 m2
Plot Size:	3670 m2

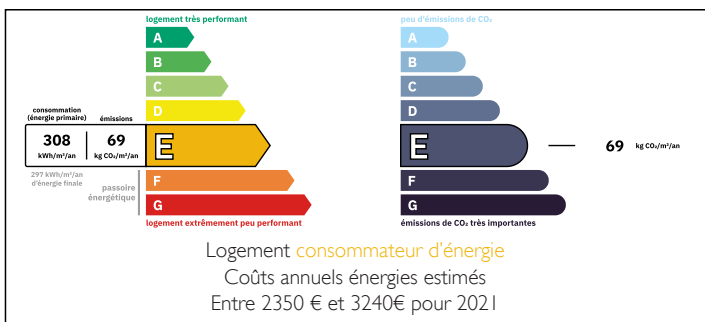
IN BRIEF

This interesting property would make an ideal family home or a perfect holiday home as somewhere to relax and 'get away from it all'. Situated in a quiet, idyllic, riverside location, the property is also about 5 minutes away from a lively village where you will find all daily amenities.

The house boasts family accommodation consisting of a good sized kitchen, 3 bedrooms, a bathroom, a large sitting room with double doors leading to a balcony overlooking the river, as well as a games room with doors to the garden and a further WC on the lower ground floor. There is also a loft area which offers the potential for further accommodation.

There are many places of interest nearby, notably Le Faouët, a charming old market town with 16th century wooden market halls, whilst the beautiful Atlantic coast...

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

Property details (all measurements are approximate):

Main floor of the house (reached by stairs from the drive):

Kitchen - 14.32m².

Bedroom with built-in cupboards - 9.23m².

Bedroom with built-in cupboards - 11.44m².

Sitting room with wood burner and patio doors leading to balcony and garden - 26.64m².

Bathroom with bath and handbasin.

Separate WC.

Bedroom with built-in cupboard - 10.87m².

Basement:

Game's room - 21.48m².

Toilet with hand basin and WC.

L-shaped laundry with plumbing for a sink and automatic washing machine - 9.28m² in total.

Garage - 43.72m².

Distances (all approximate):

Langonnet village - 4.5kms.

Le Faouët - 9.5kms.

Lorient - 49kms.

Beach at Clohars-Carnoët - 40.3kms.

Brest airport - 106kms.

Roscoff ferry port - 107.5kms.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES