

Charming 2–3 bedroom house alongside a 3-bedroom cottage, featuring an undercover swimming pool & 1ha of land



INFORMATION

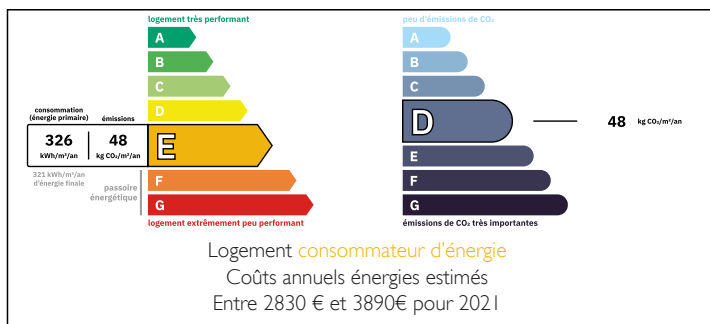
Town:	Langonnet
Department:	Morbihan
Bed:	6
Bath:	4
Floor:	175 m2
Plot Size:	10370 m2



IN BRIEF

This charming property comprises a traditional 3-bedroom longere and a 2/3-bedroom house attached. Set amidst picturesque surroundings in a tranquil hamlet, this property offers the perfect blend of rural charm and convenience. Within walking distance to the village of Langonnet, residents can enjoy easy access to most amenities and the scenic beauty of a nearby lake, with an undercover swimming pool, hot tub and sauna situated on a hectare of land, this idyllic retreat offers ample space for relaxation, recreation, and enjoying the beauty of the countryside.

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.



LOCAL TAXES

Taxe foncière:	1262 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Upon entering the property down a small quiet lane, you are greeted by two separate entrances. A pathway through a well-maintained garden leads to the entrance of the house and the longere is accessible through big white gates.

The ground floor of the longere comprises:

An entrance opens into a spacious and fully equipped kitchen (Approx. 13.66m²), boasting modern appliances and ample space for culinary endeavors.

An archway from the kitchen leads to a convenient shower room with WC (Approx. 3.72m²), providing added comfort and functionality.

Additionally, this archway provides access to the other house, offering flexibility and convenience.

The lounge/diner (34.49m²), characterized by its welcoming ambiance and natural light. A wood burner adds warmth and charm to the space, creating an inviting atmosphere for relaxation and dining.

Two sets of French doors enhance the airy feel of the room and provide seamless access to the outdoor surroundings.

The first floor of the longere comprises three bedrooms (Approx. 8.39m², 8.46m², and 13.16m²) providing varying options for sleeping arrangements. Bathroom with WC (Approx. 5.64m²)

Additionally, a separate WC is provided for added comfort and practicality.

The entrance to the other house leads directly into a spacious and fully equipped kitchen/diner (Approx. 25.11m²), providing a comfortable and functional space for cooking and dining. Large windows adorn the kitchen/dining room, allowing natural light to flood the area and creating an airy atmosphere.

From the kitchen, there is direct access to the longere, providing seamless connectivity between the two properties.

A door from the kitchen leads into...