

A hidden gem! Detached 6 bedroom longere with beautiful grounds in Central Brittany

EXCLUSIVE



INFORMATION

Town:	Ménéac
Department:	Morbihan
Bed:	6
Bath:	3
Floor:	163 m2
Plot Size:	5170 m2

IN BRIEF

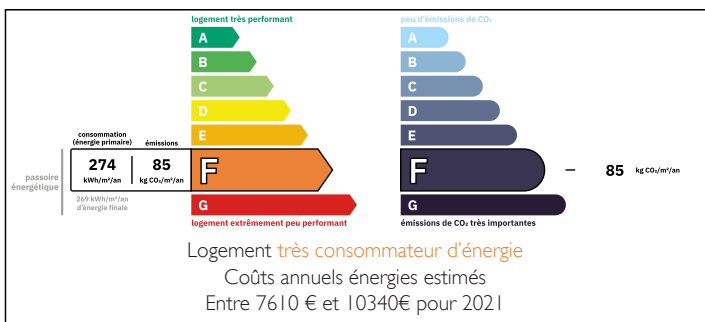
Nestled behind trees just outside Meneac in Morbihan this is a very impressive home that has been lovingly restored by the current owners. It is the perfect place for walking and cycling enthusiasts with miles of countryside on your doorstep.

Meneac is a few minutes drive away and has a small supermarket, a pharmacy, a bar and restaurants. The larger town of Merdrignac is a 10 minute drive.

The rugged beaches of northern Brittany are less than an hour away. The ferry at St Malo or the airport at Rennes are both within easy reach.



ENERGY - DPE



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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

The drive in to the property is hidden by trees off a quiet lane. The property is a traditional longere but has a modern feel to it. As you enter the front door there is a large cupboard, ideal for all those coats and shoes.

Directly opposite is the kitchen with door to the rear garden. To the left is the lounge/dining area with an impressive open fire and a large, traditional staircase leading to the next floor. Turning left from the front door there are two bright bedrooms, a WC, a bathroom and an additional room that could be an office or bedroom 7.

On the first floor there is a large landing, currently being used as a games area, with a high vaulted ceiling. There are a further four bedrooms, one of which has an en suite shower room. There is also a large store cupboard and a family bathroom.

The room measurements are as follows:

Lounge: 6.189 x 5.661

Kitchen: 2.991 x 3.860

Office or bedroom 7: (2.009 x 1.790) + (2.741 x 2.986)

WC: 1.647 x 0.779

Bathroom with bath and sink: 1.909 x 2.393

Bedroom 1: 2.704 x 3.612

Bedroom 2: (2.376 x 2.925) + (1.922 x 1.396)

Upstairs:

Games area/landing: 3.809 x 3.256

Bedroom 3: 2.312 x 6.121

Shower room plus WC: 1.554 x 3.510

Bedroom 4: 3.238 x 3.270

Bedroom 5: 3.526 x 3.258

Bedroom 6: 3.157 x 5.945 en suite: 2.932 x 1.483

Property next door to be renovated or use for storage as the current owners do. Houses...

LOCAL TAXES

Taxe foncière: 509 EUR

NOTES