

Detached, gated, town property, 3 bedrooms, outbuildings and garden



INFORMATION

Town:	Ménéac
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	84 m ²
Plot Size:	810 m ²

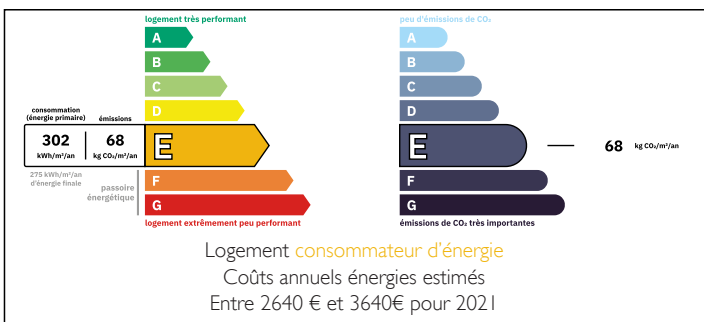
IN BRIEF

A rare find! This is a gated property situated on the edge of Meneac, within walking distance of the medical centre, pharmacy, shop and bar/restaurant. It has all the benefits of living in a town but is away from the main road.

The current owners have owned the property for many years and have added full double glazing plus a fabulous conservatory with sunny patio. The garden is secure and includes vegetable plots, fruit trees and various outbuildings.



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 habitation: EUR

NOTES

DESCRIPTION

As you enter the property there is a tarmac drive leading to the house. Directly ahead is the large garage with a workshop and an additional 1 room stone property behind.

On entering the house you arrive in the kitchen/dining room. (5.654 x 4.997)

A lovely bright room with a pellet burner and oak fitted kitchen.

Through the kitchen you access the conservatory which was added in 2017. (3.910 x 5.758) This area has electric shutters which can be shut individually or all at once. Fully opening glass doors lead to the decking area which is non-slip composite decking. (3.101 x 6)

Also on the ground floor is another room, currently being used as a bedroom but could be additional lounge space (2.9 x 3.469) with views over the garden. Adjacent is a bathroom with shower, toilet and sink (2.123 x 1.853)

On the first floor there are 2 bedrooms both with fitted storage in the eaves.

Bedroom 1 - (1.585 x 1.845 plus eaves)

Bedroom 2 - (2.980 x 3.534 plus eaves)

Bathroom with toilet, shower and sink - (1.585 x 1.845)

Sous-sol (basement) The property has a large basement housing the oil tank and boiler plus the hot water tank. There is also a laundry area with room for a washing machine and tumble dryer. (5.340 x 5.132)

A lovely feature is the wine store (2.520 x 2.308) which is all set up and ready to fill.

Outside there is a large garage (4.172 x 7.683)

A little stone house/summer...