

Stunning detached 4 bedroom house in peaceful location, DPE is an energy efficient C, garden, detached garage.

EXCLUSIVE



## INFORMATION

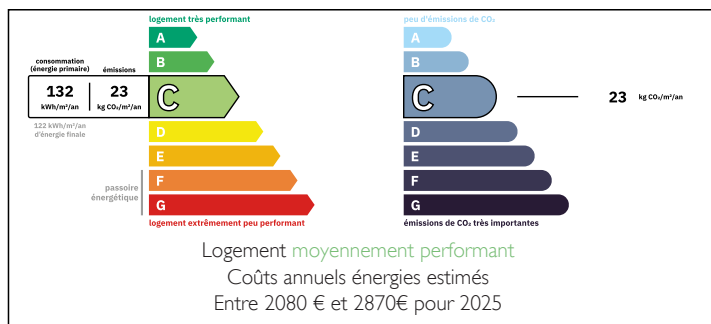
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	149 m <sup>2</sup>
Plot Size:	3020 m <sup>2</sup>

## IN BRIEF

Welcome to this beautifully presented detached four-bedroom house, ideally located in Central Brittany, just outside the picturesque village of Langourla. Nestled in a small, peaceful hamlet, this property offers the perfect balance between traditional charm and modern comfort, making it an ideal permanent residence, holiday home, or investment property.

Set in the heart of Brittany's lush countryside, this home enjoys a tranquil rural setting while being well connected. Langourla, a quaint and friendly village with local amenities and community spirit, is only a short drive away. The stunning northern Brittany coast is just 33 km away, offering beautiful beaches, coastal walks, and charming seaside towns. Rennes airport is conveniently located 56 km from the property, providing excellent links to the UK and other European destinations.

## 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: **614 EUR**

Taxe habitation: **614 EUR**

## NOTES

## DESCRIPTION

Upon entering the property, you are welcomed into a spacious reception room, with a convenient laundry room and WC located to the left. The home features two beautiful stone entrances: one leading to a large, modern Schmidt fitted kitchen with seating for eight and direct access to the rear garden; the other leading into a bright, open-plan lounge and dining area, currently used as a games and relaxation space with a pool table, as the vendors prefer to dine in the kitchen. This area also opens onto the garden and a sunny patio, perfect for outdoor entertaining.

A staircase from the lounge takes you to the first floor, where you will find four double bedrooms, including a stylish parental suite complete with an en-suite bathroom and elegant fitted storage. There is also a modern family bathroom equipped with a shower.

At the front of the property, there is a detached garage and workshop, offering potential for conversion into additional living accommodation (subject to the necessary planning permissions).

The house is surrounded by well-maintained gardens and is located in a peaceful, rural setting. It benefits from double glazing throughout, and all renovation work has been carried out to a high standard by qualified French artisans.

Measurements:

Entrance - reception room: 2.7 x 7.544m<sup>2</sup>

WC: 2.065 x 1.099

Laundry (including gas boiler): 2.065 x 2m<sup>2</sup>

Kitchen: 5.610 x 4.079m<sup>2</sup>

Lounge/dining room/games room: 8.933 x 5.526m<sup>2</sup>

Bed 1: 3.291 x 2.831m<sup>2</sup>

Bed 2: 2.796 x 4.242m<sup>2</sup>

Bed 3: 4.397 x 2.289

Bathroom (with sink, shower and WC); 2.402 x 2.453m<sup>2</sup>