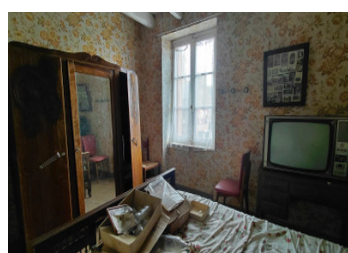
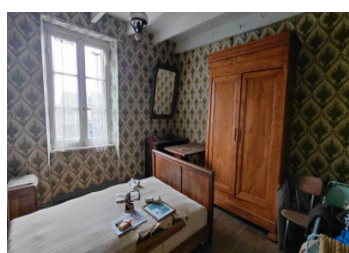
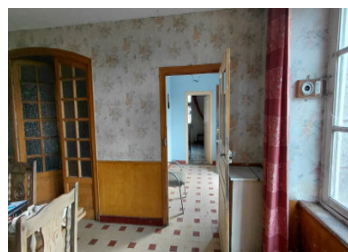


Large 5-bedroom village property with outbuildings on 1404m2 plot of land – Full of character and potential



INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	125 m2
Plot Size:	1404 m2



IN BRIEF

In the heart of the pretty village of Langourla, this spacious 5-bedroom farmhouse property—once the local butcher's shop—offers plenty of character and possibilities.

Just a short walk from the village bar, local shop, restaurant and both public and private primary schools, the location is ideal for family life or as a peaceful holiday home.

Set on a generous plot with several outbuildings, the property could be transformed into a large family home with space for a small independent gîte or guest accommodation. This property presents a wonderful opportunity to restore a beautiful home in a friendly and welcoming Breton village.

ENERGY - DPE

DPE not required.

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

This spacious and characterful property offers a wealth of possibilities, with generous living areas in the main house, a small annex ideal for guests, extensive outbuildings for a variety of projects, and plenty of land.

The main house opens into a small entrance hall leading directly into the kitchen, which features a traditional open fireplace. Just off the kitchen is a generous pantry area that could easily be incorporated to create a larger, open-plan family kitchen.

Behind the kitchen is a comfortable ground-floor bedroom with its own ensuite facilities—ideal for guests or for those who prefer ground-level living.

To the other side of the entrance hall lies the former village butcher's shop, now used as a spacious lounge area. Full of character and natural light, this space could be transformed into a welcoming living or dining room while retaining its historic charm.

The first floor includes four good-sized bedrooms, a family bathroom, and a separate WC, offering plenty of room for family or guests.

On the second floor, a large attic provides excellent potential for conversion—perfect for creating additional bedrooms, a home office, or a hobby space, subject to the necessary permissions.

Outside, the property boasts several substantial outbuildings, ideal for workshops, storage, or future conversion into further accommodation or business space. The surrounding land offers ample room for gardens, outdoor seating areas, or even small animals, combining village living with a touch of the countryside.

A small annex on the property adds to its flexibility, providing an ideal space for...

NOTES