

A spacious home with substantial outbuildings on the edge of a rural village



INFORMATION

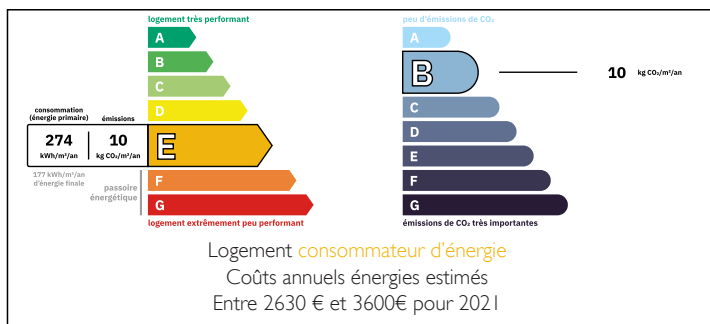
Town:	Langoëlan
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	29690 m2

IN BRIEF

A spacious three-bedroom house located on the edge of a peaceful rural village, set within approximately 3 hectares of land. Immediately habitable with some updating required, the property offers generous living space and easy access to the garden and terrace. It includes extensive stone outbuildings and a large shed, making it ideal for professional, agricultural, or personal projects. Quietly situated yet conveniently close to shops, amenities, and schools (around 6 km away), this is a rare opportunity combining space, versatility, and rural tranquillity.



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

Situated on the edge of a peaceful rural village, this spacious three-bedroom house offers an attractive setting with extensive land and substantial outbuildings, ideal for both residential and professional projects.

The house is immediately habitable, although some updating work is required.

The ground floor comprises a bathroom, separate WC, utility room, and a fitted kitchen opening directly onto the dining room. The comfortable living room features a Godin wood-burning stove, creating a warm and welcoming atmosphere. Two doors provide convenient access to the terrace, allowing easy indoor-outdoor living.

First floor: A landing leads to three bedrooms, one of which has a dressing room.

Land and exterior: The property extends over approximately 3 hectares and includes:

A lawned garden adjoining the house.

A 2-hectare agricultural meadow with an old well.

A large paved courtyard, fully enclosed by stone walls and fitted with a new aluminium gate.

Outbuildings: Two impressive stone outbuildings, each offering around 400 m² of floor space, one with a paved floor

A 200 m² shed

Thanks to its substantial outbuildings and generous land, this property would be perfectly suited to a professional activity or any other personal or business project.

The property is in a quiet location on the edge of a village, while remaining close to amenities, shops,

LOCAL TAXES

Taxe foncière: 724 EUR

Taxe habitation: EUR

NOTES