

A little hidden gem! One bedroom property just wanting to be loved!

EXCLUSIVE



INFORMATION

Town:	Ménéac
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	82 m ²
Plot Size:	1480 m ²

IN BRIEF

Semi detached property in the countryside and yet not isolated, near the end of a no through road. Although only one bedroom it has large living areas. The lounge is a warm, welcoming room and the kitchen is well fitted with room for a dining table and direct access to the garden. It is located just outside Meneac which is a lively village with bars and restaurants, a pharmacy, doctors surgery and a small convenience store, offering fresh bread daily.



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.



LOCAL TAXES

Taxe foncière: 416 EUR

NOTES

DESCRIPTION

Meneac is in Morbihan (56) but just a few miles from Cotes D'Armor (22). The nearest large towns are Merdrignac or Maunon but the house is only a 30 minute drive to the medieval town of Josselin with its stunning architecture, chateau and the pretty canal.

This semi detached house is a little gem. Even though the garden is overgrown, there are beautiful roses and shrubs that just need to be broken free. Laid to lawn there is a cute summer house that the vendor used as storage but once the garden is cleared could be the perfect spot to sit and watch the wildlife.

Entering the house from the rear there is a double glazed porchway over looking the garden. The large lounge is a bright, sunny room with a wood burner. Next to this is the kitchen which is fully fitted with an electric hot water tap. A bright room with doors leading to the garden. A bright room with space for a kitchen table too.

Also on the ground floor is a bathroom with shower and separate WC. There is an electric shower.

Upstairs is the bedroom which is a huge room with velux windows that could be divided if you wanted a second bedroom.

The property is being sold as is with furniture included.

Dimensions:

Porch: 3.730 x 1.555m²

Lounge: 6.105 x 4.808m²

Kitchen: 6.913 x 3.183m²

Bathroom: 1.454 x 1.962m²

WC: 1.344 x 0.88m²

Bedroom: 4.171 x 4.954m² (plus eaves)