

Superb 5 bedroom farm house with pool, large garden and very successful 2 bedroom gite in a calm setting

EXCLUSIVE



INFORMATION

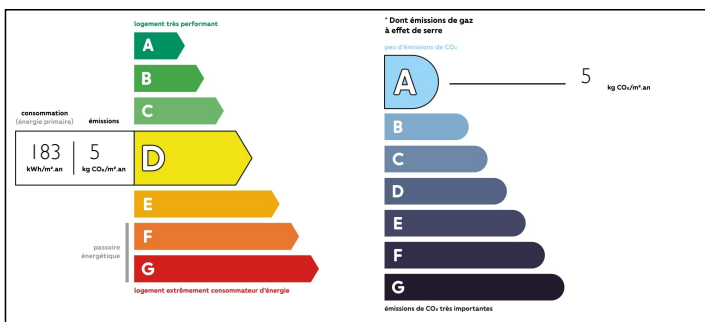
Town:	Ménéac
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	270 m2
Plot Size:	3000 m2

IN BRIEF

Charming Countryside Gem! 3 bedroom farm house with log burners and a newly installed air source heating system. 2 bathrooms and a cozy mezzanine. Expansive mature garden with out buildings and stables. Bread oven, pond and lots of interesting plants and trees. A thriving 2-bedroom gite with mezzanine, large garden and private parking. Swimming pool. Work shop. <https://my.matterport.com/show/?m=FbYaeNQB4rt>



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: 1174 EUR

NOTES

DESCRIPTION

Welcome to your idyllic escape! This remarkable property offers you the best of both worlds. Rural location yet within easy driving distance of the neighbouring town of MERDRIGNAC and the local village of MENEAC. Quality renovation with lots of character and charm.

Extremely spacious family home.

A tranquil retreat with all the modern comforts, while still being conveniently close to amenities.

This generously sized farmhouse boasts:

3 bedrooms with ample space for the family or guests.

A mezzanine that adds character and extra utility.

2 large bathrooms

A large country kitchen, perfect for culinary creativity.

2 Large family rooms with log burners and a newly installed air source heat pump.

Work shop for your favourite hobbies like crafting or painting.

Income Potential:

Looking to supplement your income or provide a comfortable living space for extended family? There's a successful gîte attached to the house with 2 bedrooms, a mezzanine, a cozy front room, and its country style kitchen make it a charming income-generating addition.

Private parking and garden ensure privacy for both you and your guests.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>