

OFFER ACCEPTED! Views to the countryside for this well presented 3 bed home.

EXCLUSIVE



## INFORMATION

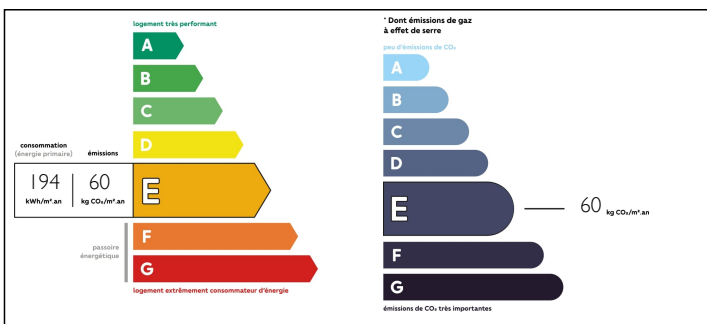
Town:	Langonnet
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	1780 m2

## IN BRIEF

This lovely home is tucked away in a little hamlet near the village of Langonnet. It has been tastefully decorated and is being sold furnished so would be an ideal holiday home that is ready to go, just bring your suitcases and away you go! The house overlooks the garden and beyond to the rolling fields. It boast a lovely kitchen/diner, an ample sitting room with a wood burner. There is also a bathroom on, the ground floor. On the first floor there are 2 generous bedrooms and a smaller bedroom/office along with an additional WC. The sitting room has 2 double doors opening onto the terrac, the perfect place to enjoy the summer evenings with a little apero! The property also boasts an additional building that could be a great workshop or maybe more accommodation and join to the main house, subject to the necessary permissions of course. Just...



## 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.



## DESCRIPTION

Ground Floor : Entrance hall 5.6 m<sup>2</sup>  
Kitchen/Diner  
with larder  
Bathroom 6.3 m<sup>2</sup>  
Sitting room 26.2m<sup>2</sup>  
with stairs to the first floor

First Floor :  
3 bedrooms, measured at floor level  
16.2 m<sup>2</sup>, 13.5 m<sup>2</sup> and 7.8 m<sup>2</sup>  
WC

Outside :  
Garden  
Workshop  
Garage

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

## LOCAL TAXES

Taxe fonci  re: 673 EUR

## NOTES