

Stone house in the centre of the village - 4 bedrooms and garden on the south side. Possibilities of guest room

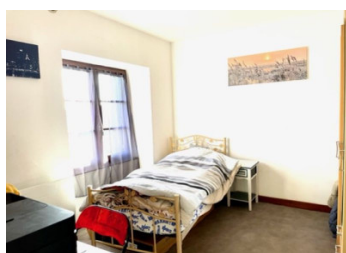
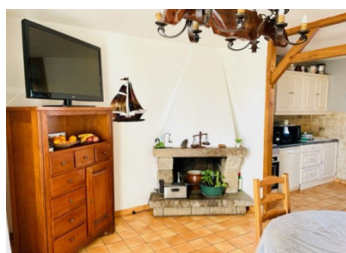
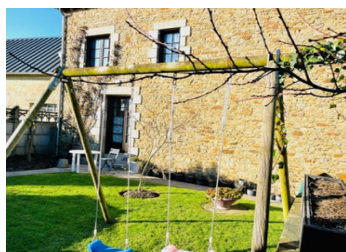


## INFORMATION

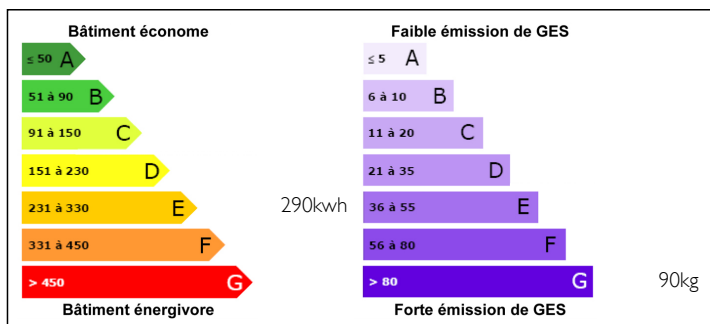
Town:	Ménéac
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	302 m2

## IN BRIEF

IN THE CENTRE OF THE VILLAGE! Beautiful stone house in the heart of the village. House of 150m², 4 bedrooms, garden. House for holidays or for a family. Potential rental or residential to enjoy Brittany.

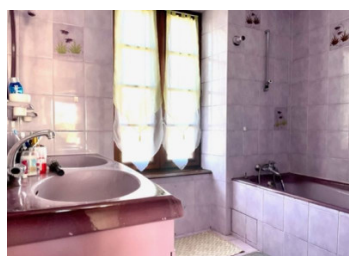


## ENERGY - DPE



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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

150M<sup>2</sup> of living space with 4 bedrooms, one of which is in the attic for an intimate and spacious space.

A separate entrance is proposed to create a guest room. Today the room is used as a lounge with a shower room in its extension.

A beautiful wooden staircase leads upstairs to the sleeping area and bathroom.

The house is in need of refurbishment, though no major works are required.

Ground floor: entrance hall leading to a living room and a kitchen/dining room. Separate WC and shower room.

1st floor: 3 bedrooms of 11m<sup>2</sup> and an office of less than 9m<sup>2</sup>, a bathroom and a separate toilet.

2nd floor: attic converted into a large bedroom of 50m<sup>2</sup>.

Full basement of 75m<sup>2</sup> very useful for laundry, storage and storage.

30 minutes from Ploermel - Loudeac - Saint Méen le Grand

1h from the Gulf of Morbihan and the Emerald Coast

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

## NOTES