

Beautiful barn conversion 3 bedrooms 2 bathrooms in rural Brittany close to a lake.

EXCLUSIVE



## INFORMATION

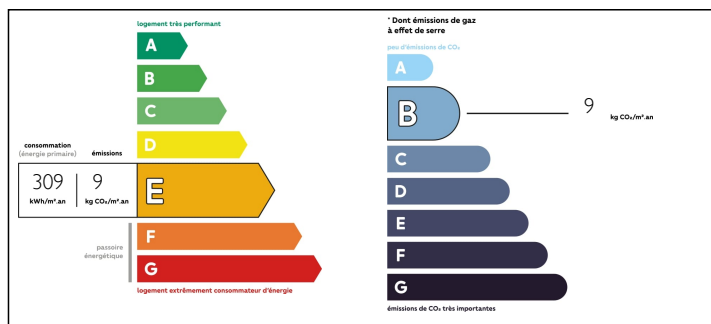
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	85 m2
Plot Size:	2700 m2

## IN BRIEF

Introducing a Captivating Countryside Retreat! Nestled amidst the picturesque heart of the countryside, we proudly present this exquisite barn conversion that effortlessly combines rustic charm with modern elegance. Situated in a serene and peaceful location, this remarkable property offers the perfect escape from the hustle and bustle of city life. Tranquil Location: Immerse yourself in the tranquility of your surroundings. Located just a stone's throw away from a serene lake, this idyllic haven provides the ideal backdrop for relaxation and reflection. With the coastline less than an hour's drive away, the town of Ploemeur is a mere 15 minutes away, ensuring both convenience and community at your doorstep.



## 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.



## NOTES

## DESCRIPTION

**Gravelled Driveway:** A spacious gravelled driveway welcomes you and offers ample parking space for two vehicles, ensuring the utmost convenience for you and your guests.

**South-Facing Terrace:**

Enter your oasis through a raised south-facing terrace, bathed in sunlight throughout the day. This space becomes a natural extension of your living area, providing a perfect spot to unwind, entertain, or simply relish in the beauty of nature.

**Rustic Elegance:**

Experience the allure of exposed stone and wooden beams as they grace the interior, infusing every corner with undeniable charm. The cozy lounge area is centered around a wood burner, creating an inviting atmosphere that's perfect for snug evenings.

**Modern Kitchen-Diner:**

The open-plan kitchen-diner boasts modernity and brightness, designed to accommodate family get-togethers and culinary adventures. Fully equipped to meet your needs, the ground floor features a utility room for all your household needs and a pantry, adding to the functional beauty of the home.

**Elegant Bedrooms:**

Journey to the first floor and discover a trio of bedrooms. Two spacious double bedrooms await, with one featuring a contemporary ensuite, offering privacy and comfort. The third bedroom, generously sized, is perfect for a single bed or as a delightful children's room. The family bathroom boasts both a bath and a shower, catering to your every comfort.

**Outdoor Bliss:**

Step outside into an enchanting garden sanctuary, meticulously designed to provide an oasis of calm. The property features a sizable garage with a concrete floor and electricity, along with a workshop...