

Detached Farmhouse in an Idyllic setting, 3 bedroom with 2 garages, outbuildings, land suitable for horses.

## EXCLUSIVE



## INFORMATION

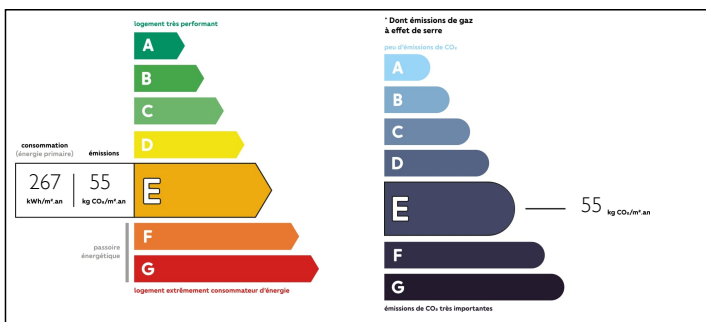
Town:	Bréhan
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	99 m2
Plot Size:	8093 m2

## IN BRIEF

This traditional house is situated in a calm hamlet at the bottom of a tree-lined lane. Partly renovated offering scope to finish off and possibility to renovate the attached outbuildings to make a larger family home or create a business potential. If you are looking for a property with a large workshop area or facility to store several cars, this would be ideal. On entering this light and airy property you have a modern well-equipped kitchen, including an electric AGA range cooker, separate oven, gas hob, dishwasher, fridge/freezer, central island with sink and a useful corner larder unit. Off the kitchen is a cosy but spacious sitting room with a wood burner. Behind the kitchen is an inner hall with stairs to the first floor, a ground floor toilet and bathroom (both require updating) and a cave. There is a door giving access to the large, attached garage (50m2) with...

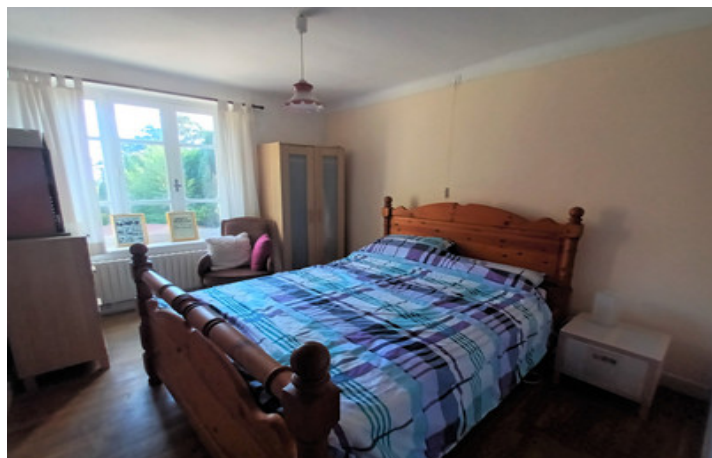


## ENERGY - DPE



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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

First floor offers landing with large cupboard for linen, three bedrooms with parquet wooden floors and a shower room with toilet.

Outside, the property offers a large area for parking and turning cars, garden and land surrounded by mature trees ample space for having animals, vegetable plot, chickens etc. two garages and a large outbuilding approx. 110m<sup>2</sup>, behind which is another area approx. 55m<sup>2</sup> also in the garden is a large hangar and wooden summerhouse/shed. Situated between the villages of Brehan and La Cheze both with some local amenities boulangerie, bar, supermarkets, doctors within a 5 minute drive. Larger town of Loudeac is 12 minutes and close to main road networks for the ferry ports Roscoff, Saint Malo & Caen, airport at Rennes. Vannes 1 hour, Rennes 1 hour 15, Saint Brieuc 50 minutes.

## NOTES

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