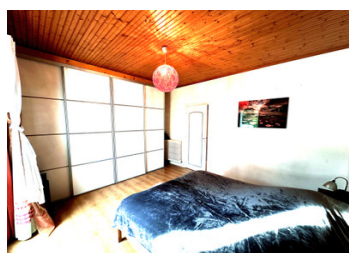


## UNDER ACCEPTED OFFER



## INFORMATION

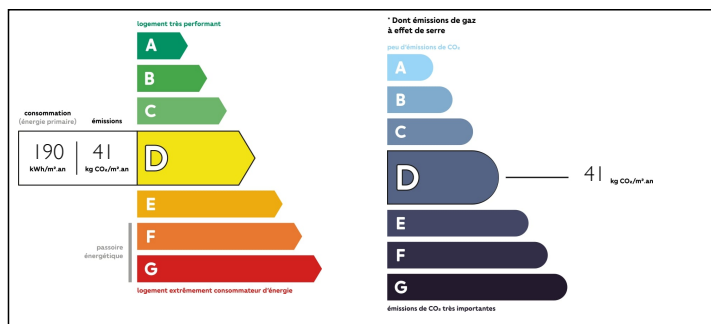
Town:	Langonnet
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	140961 m2



## IN BRIEF

In the centre of Brittany, in the very charming and welcoming commune of Langonnet, a superb single-storey farmhouse with 100 m2 of living space, plus utility room, boiler room and garage; possibility of extension and renovation of a larger surface area. Attached and communicating barn. Garden with well. In total, more than 14 ha of parcels of land in a single block are planted with organic crops and meadows. Discreet, distant neighbours, no onlookers. Great peace and quiet. The house comprises a fitted and equipped kitchen, a large living room with fireplace, 2 bedrooms, a bathroom, another toilet with washbasin, utility room, garage and small adjoining outbuilding.

## 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

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

## LOCAL TAXES

Taxe foncière: 1216 EUR

## NOTES