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## House for sale in Le Mene, Brittany

Le Mene , Côtes-d'Armor , Brittany



# €170,400

inc. of agency fees

4 Beds 2 Baths 164.81 sqm 0.24 ha

LE MENE -PLESSALA: Located in a small hamlet surrounded by beautiful rolling countryside just 5kms from a very sought after village with excellent local amenities and weekly market, 12km from the popular...

### At a Glance

<b>Reference</b>	MFH-DIN11747-SP	<b>Near to</b>	Le Mene	<b>Price</b>	€170,400
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	164.81 sqm
<b>Land</b>	0.24 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

LE MENE -PLESSALA: Located in a small hamlet surrounded by beautiful rolling countryside just 5kms from a very sought after village with excellent local amenities and weekly market, 12km from the popular tourist haven of Moncontour and 20km from the town of Loudeac with its commerce, amenities, schools and colleges, this elegant and spacious property would make the ideal family home offering significant further development potential if needed. The property most recently renovated approximately 30 years ago and enjoying the benefits of a brand new state of the art pellet burner central heating and thermodynamic water

heating system includes a second stone house to renovate and a large open barn ideal for vehicle storage. The spacious and flexible accommodation currently comprises on the ground floor; entrance hallway with laundry room, boiler room, bathroom and WC off, a lovely fitted and equipped farmhouse kitchen/diner, a separate formal dining room and a magnificent living room with vaulted ceiling and fireplace with wood burner. On the first floor there are three double bedrooms, a single bedroom and an office which could easily be a child's bedroom and a shower room with WC. The second floor provides a wonderful attic space already with windows and a cement floor just crying out to be developed, as additional bedroom or living space ? maybe even a home cinema or gym. The property benefits from a courtyard garden to the front and a garden / orchard to the rear. A wonderful property ideal for a growing family.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€170,400

## Key Information

Internal Area:	164.81 sqm
Land Area:	0.24 ha
Has a Garden	Yes

## Location: Brittany



## Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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