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House for sale in Le Mene, Brittany

Le Mene , Côtes-d'Armor , Brittany



€245,600

inc. of agency fees

5 Beds 3 Baths 191 sqm 0.2 ha

LANGOURLA: Located at the edge of a popular village within walking distance of good local amenities, just 10km from the nearest supermarket and service station, 14km from the small towns of Broons and...

At a Glance

Reference	MFH-DIN12250-SP	Near to	Le Mene	Price	€245,600
Bed	5	Bath	3	Hab.Space	191 sqm
Land	0.2 ha	Pool	No	Land Tax	N/A

Property Description

LANGOURLA: Located at the edge of a popular village within walking distance of good local amenities, just 10km from the nearest supermarket and service station, 14km from the small towns of Broons and Merdrignac and within easy reach of all of the local road networks giving access to Rennes, Lamballe, Dinan and beyond, this stone built 'Maison de Maitre' style property would make the ideal family home. Lovingly refurbished by the current owner over the last 12 years the property offers well designed and flexible accommodation, retains many original features and offers excellent potential to further increase living space.

The property benefits from a detached single garage with electricity supply, off road parking for 4 or 5 vehicles and enjoys an enclosed and private garden of approximately half an acre featuring a potager and numerous mature fruit trees. The house itself is South facing and full of light and the spacious accommodation comprises on the ground floor; a spectacular open plan living room with two feature fireplaces one with wood burner and one with insert, a fully fitted and equipped kitchen with range cooker and a useful pantry / laundry area off, a WC and a bedroom (currently used as a TV lounge) with fireplace and wood burner. On the first floor there are 3 double bedrooms, a bathroom (with roll top bath) and WC, a separate shower room with WC and a double aspect master bedroom suite with built in cupboards and a private shower room with WC. On the second floor a large attic space fully boarded and insulated offers potential for additional living space and storage, ideal perhaps to create 'Chambre D'Hotes, 'BetB' bedrooms to generate a small seasonal income and is already supplied with electricity, hot and cold water and drainage evacuation. Outside a large covered terrace area offers the perfect spot for 'Apero Hour'. A really lovely family home with lots of charm and character. of which 5.14 % fees incl. VAT at the buyer's expense.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€245,600

Key Information

Internal Area:	191 sqm
Land Area:	0.2 ha
Has a Garden	Yes

Location: Brittany



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