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## House for sale in Le Mene in Brittany

Le Mene , Côtes-d'Armor , Brittany



**€252,600**

inc. of agency fees

3 Beds   3 Baths   161 sqm   0.73 ha

Exclusive. This well-presented, spacious family house, located on the edge of the charming village of Langourla, will attract those keen on gardening...

### At a Glance

<b>Reference</b>	MFH-DIN12405-TH	<b>Near to</b>	Le Mene	<b>Price</b>	€252,600
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	161 sqm
<b>Land</b>	0.73 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Exclusive. This well-presented, spacious family house, located on the edge of the charming village of Langourla, will attract those keen on gardening to develop the orchard, the vegetable patch and the pond, currently stocked with small carp.

The house itself offers good sized rooms including a living room with wood burning stove and studio/office space above. The fitted kitchen has an eating area, while there is a full dining room with wood-burning stove and access to both the front and back gardens. Also on the ground floor are a shower room with WC and a

laundry room. The first floor has two bedrooms and a bathroom with WC. A staircase leads to the master suite with dressing room and bathroom with WC.

The access from the dining room leads to covered, outside seating to enjoy the well-tended garden in privacy. There is workshop space to one side of the house, while the double garage and surface parking are to the other.

Lamballe, with its TGV trains to Paris, is just 20 minutes while Broons and Merdrignac with all their amenities are also close. The surrounding countryside is rich in cycle tracks and walking paths.

A property not to be missed. (5.25 % fees incl. VAT at the buyer's expense.)

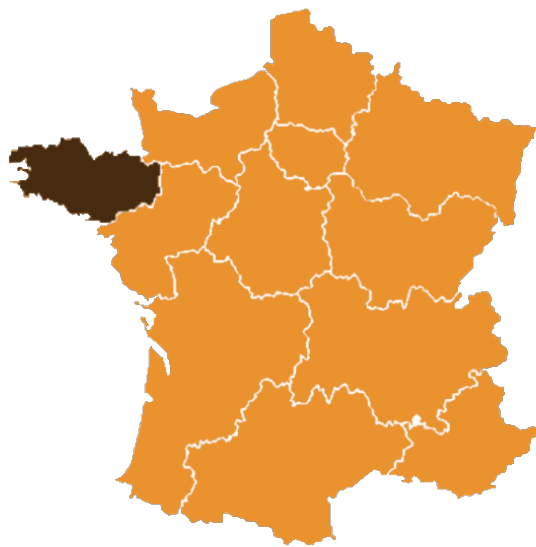
## Summary

Property type:	House
Bedrooms:	3
Bathrooms	3
Price	€252,600

## Key Information

Year Built:	1890
Internal Area:	161 sqm
Land Area:	0.73 ha
Has a Garden	Yes

## Location: Brittany



## Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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