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## House for sale in Le Mene in Brittany

Le Mene , Côtes-d'Armor , Brittany



€237,938

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

Reference	MFH-DIN12405-TH	Near to	Le Mene	Price	€237,938
Bed	3	Bath	3	Hab.Space	161 sqm
Land	0.73 ha	Pool	No	Land Tax	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 spacious 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. (5.75 % fees incl. VAT at the buyer's expense.)

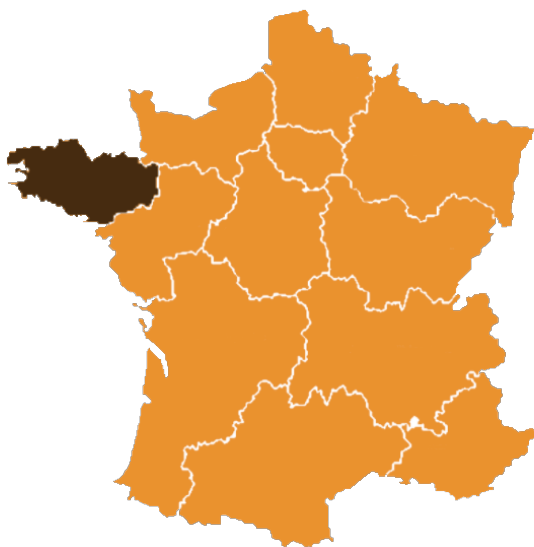
Summary

Property type:	House
Bedrooms:	3
Bathrooms	3
Price	€237,938

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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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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