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## House for sale in Le Mene in Brittany

Le Mene , Côtes-d'Armor , Brittany



**€227,900**

inc. of agency fees

4 Beds 2 Baths 145.5 sqm 0.89 ha

EXCLUSIVE - On the edge of the village of Langourla, with views across the countryside, this well-loved, semi-detached family home has been cared for...

### At a Glance

Reference	MFH-DIN12393-TH	Near to	Le Mene	Price	€227,900
Bed	4	Bath	2	Hab.Space	145.5 sqm
Land	0.89 ha	Pool	No	Land Tax	N/A

### Property Description

EXCLUSIVE - On the edge of the village of Langourla, with views across the countryside, this well-loved, semi-detached family home has been cared for and improved over the years.

Boasting a ground floor double bedroom, bathroom with separate WC, there is also an eat-in fitted kitchen and a large sitting room with insert fireplace. Verandas are situated both front and back. Upstairs are three large bedrooms and a bathroom with WC.

The attached annexe has, on the ground floor, a main room with private access to the front of the property and a kitchen. Upstairs is a large room, currently used as a study, a shower room with WC and an attic space. With the right permissions, the annexe could be converted to a gite.

At the back of the house is a covered area to enjoy the outdoors, a garage and a summer house. The spacious garden encourages the growing of fruit and vegetables.

Langourla offers a village shop, bar and restaurant as well as an annual jazz festival. It is just 20 minutes from Lamballe with its TGV trains to Paris while Broons and Merdrignac with all their amenities are also close. The surrounding countryside is rich in cycle tracks and walking paths. (6.00 % fees incl. VAT at the buyer's expense.)

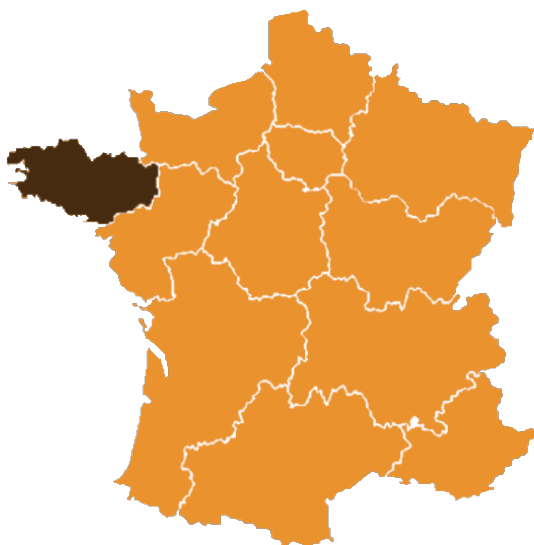
Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€227,900

Key Information

Internal Area:	145.5 sqm
Land Area:	0.89 ha
Has a Garden	Yes

Location: Brittany



## Gallery











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**S. and L. BROWN**



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