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## House for sale in Plouguenast Langast, Brittany

Plouguenast Langast , Côtes-d'Armor , Brittany



**€314,250**

inc. of agency fees

3 Beds   1 Baths   154 sqm   0.53 ha

25 minutes from Lamballe and the TGV station, 10 minutes from the medieval town of Moncontour, ranked among the most beautiful villages in France and 35 mins from the beaches of the fine sandy beaches...

### At a Glance

<b>Reference</b>	MFH-DIN11903-CL	<b>Near to</b>	Plouguenast Langast	<b>Price</b>	€314,250
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	154 sqm
<b>Land</b>	0.53 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

25 minutes from Lamballe and the TGV station, 10 minutes from the medieval town of Moncontour, ranked among the most beautiful villages in France and 35 mins from the beaches of the fine sandy beaches of Pleneuf Val Andre, enjoying a privileged setting in a pretty little hamlet surrounded by hilly et wooded countryside, The charming stone house has been well cared for over the years, recently extended and

modernised and offering on the ground floor ; entrance hallway, vast salon with cathedral ceiling, exposed beams and fireplace, lovely views over the gardens and surrounding countryside towards the church steeple in the next village, a fully equipped kitchen, a dining room (one could create a downstairs bedroom here), and a shower room and wc. On the first floor, a landing leads to a large master bedroom, two further bedrooms with lovely chestnut flooring, and a family bathroom with wc. The attic is ideal to convert into further living space. The house is set on 1.25 acres of land with a lawned garden with orchard that leads down to the bottom of the valley where there is a meadow and a spring. The land et garden offer beautiful views over the unspoilt rolling countryside, 5 mns from all services et shops and easily accessible from the UK with Saint Malo ferry port et Dinard et Rennes airports just over an hour away! A truly delightful country property - ready to move into !

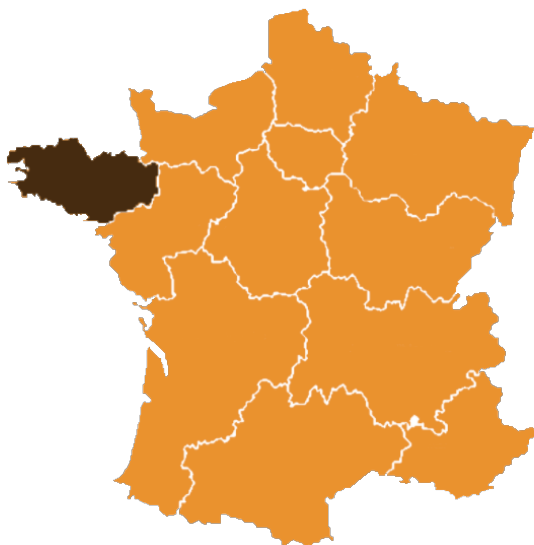
Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€314,250

Key Information

Internal Area:	154 sqm
Land Area:	0.53 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

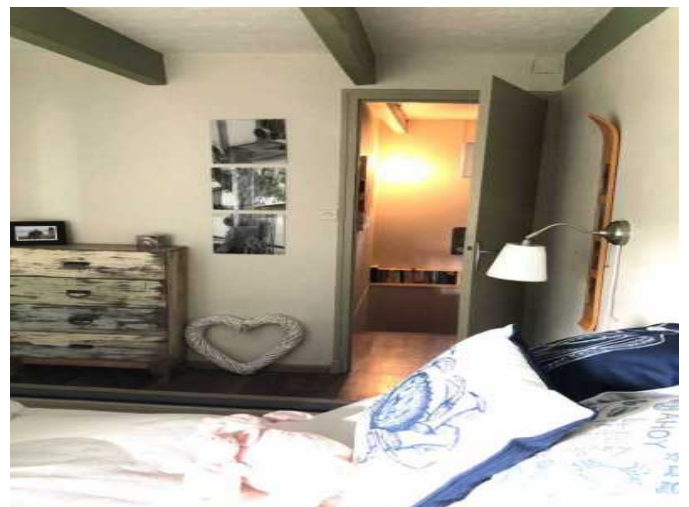
Location: Brittany



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**C. BAUER – Sunday Times**

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