

Attractive 3 bedroom house with easily maintained garden, situated in a hamlet close to Melrand and Pontivy



## INFORMATION

Town:	Melrand
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	0 m2
Plot Size:	443 m2

## IN BRIEF

This attractive three bedroom house is set in a peaceful hamlet close to the village of Melrand with daily amenities. Practical living space with an easily maintainable garden and terraces contribute to a lovely family home or holiday retreat

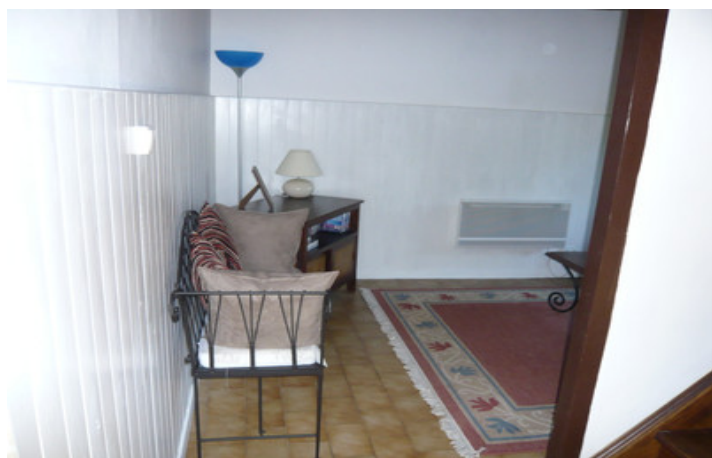


## ENERGY - DPE

DPE in progress.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Entry is into the fitted dining kitchen, with plumbing for a dishwasher. Tiled floor and access to ground floor WC with basin.

Through to the first of 2 snug lounges, one with a feature fireplace. Currently open to each other, it is possible to utilise one of these rooms as a ground floor bedroom/study as required.

Stairs to the first floor give access to three double bedrooms and a large bathroom with shower, WC and basin. There is storage and a dressing area. Laminate flooring, heated towel rail.

The house benefits from double glazing, Heating is by electric radiators and wood burner. It is naturally light throughout.

Outside there is a garage, with first floor, great storage, and a shed. Three terraces allow you to enjoy the sun or shade, whichever is your preference, throughout the day.

Situated close to Melrand, a delightful village with all your daily amenities, Also close to Pontivy, with bars, restaurants and shops in abundance.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES