

Book a viewing today! Excellent 4 bedroom stone house with lovely garden in a very peaceful location

EXCLUSIVE



INFORMATION

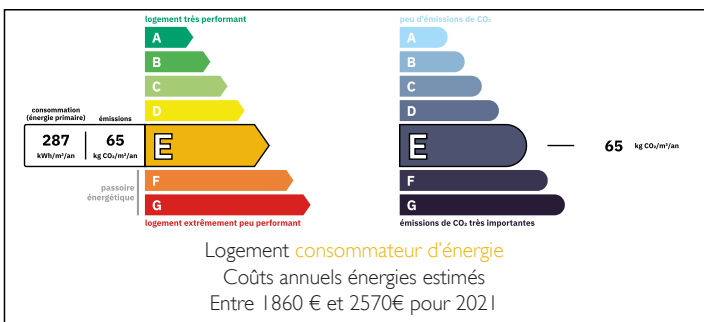
Town:	Mérillac
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	130 m ²
Plot Size:	2868 m ²



IN BRIEF

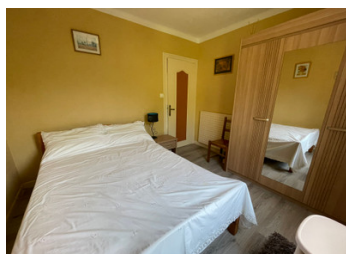
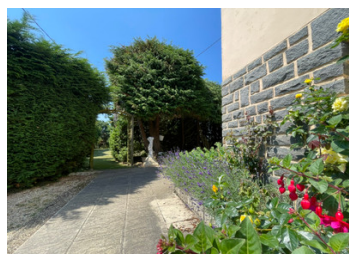
Set in the heart of Brittany in a peaceful location, this 4 bedroom, pretty, detached stone house is surrounded by a beautifully kept garden. It has been renovated by the current owners to a high standard. On the edge of Merillac, a pretty Breton village just a short drive from the larger town of Merdrignac. Ideally situated between the north and south coasts of Brittany there is easy access to St Malo (1 hour), Rennes (45 minutes) and beautiful beaches within a 40 minute drive.

ENERGY - DPE



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

Whether you are looking for family home or a lock-up-and-leave, the property is perfectly situated to explore and enjoy the delights of Brittany. The house is double glazed throughout. It is bright and airy, and all the rooms are tastefully decorated. As the house is currently a permanent home the owners have maintained it superbly and it is ready to move into.

Once in the hallway to the left is a bright Kitchen (3.86 x 3.55), with room for a kitchen table. On this floor is the first of the four bedrooms (3.22 x 2.99) and a WC with hand basin 0.669 x 2.052. The Lounge has lovely views across the country side and the garden - double aspect (6.945 x 3.874)

Climbing the wooden staircase the landing is flooded with light from the velux window. The Master bedroom (bedroom 2) (6.988 x 3.893) is a lovely large room with storage areas and access to the loft. The shower room has a modern, multi jet shower a WC and hand basin 2.654 x 2.076. There are two further bedrooms - bedroom 3 - (2.765 x 3.355) bedroom 4 - (3.339 x 3.127)

In the basement - accessed from the hallway - there is a garage/storage area (9.017 x 3.319), currently being used as a 'man cave'

Boiler room - boiler 4yrs old - oil tank - (3.034 x 3.597) and a storage room - (5.101 x 2.988)

The garden is beautiful. ...

LOCAL TAXES

Taxe foncière: 358 EUR

Taxe habitation: EUR

NOTES