

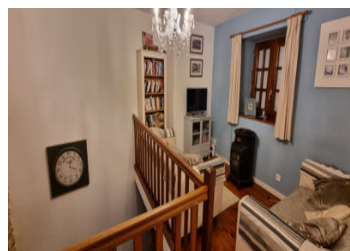
Charming 3 bedroom house in village location with garden in Pont Melvez



EXCLUSIVE

INFORMATION

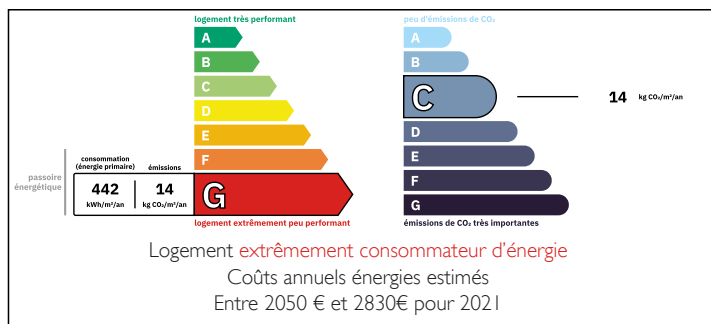
Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	385 m2



IN BRIEF

If you are looking for a charming 3 bedroom stone house in a quaint village then look no further! This house is just wonderful with plenty of charm and space to be either a permanent home or an easy to maintain holiday home! 3 floors, 3 bedrooms and a wonderful garden!

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

The House

On the ground floor

- Open plan living room, diner and kitchen with wood burner

On the first floor

- A second cosy lounge mezzanine
- Shower room with sink, shower and WC
- Double bedroom
- Door leading out to the garden

On the second floor

- Two double bedrooms

Outside

- Garden
- Utility room and wokshop
- Outdoor dining area

The property is situated in Pont Melvez which is not far from the larger towns of Callac and Bourbriac where you will find all amenities including supermarkets, train station, school and restaurants.

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