

**FOR RENOVATION - Spacious 5-bedroom house offering stunning views over the countryside.**

**EXCLUSIVE**



## INFORMATION

Town:	Merléac
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	120 m2
Plot Size:	714 m2

## IN BRIEF

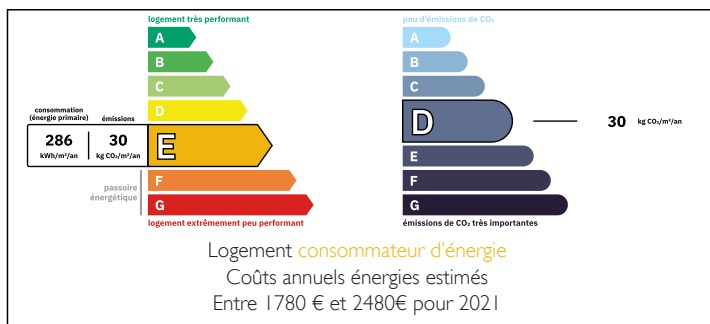
For renovation ... spacious accommodation set over three floors. A detached property which would be equally suited to family accommodation, or for use as a holiday home.

The garden is located to the side and rear of the house and features an established small orchard and an old lavoir. Two elevated balconies on the first floor provide beautiful views of the countryside. There is also a garage and two cellars

For additional information and internal photos, contact the agent direct - Gail CALLICOTT - [gail.callicott@leggett.fr](mailto:gail.callicott@leggett.fr)



## 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 is located a short drive from the village of Merléac, and the larger town of Uzel, where you will find all amenities.

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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 foncière: 627 EUR

Taxe habitation: EUR

## NOTES