

Unique opportunity! Character family home with covered swimming pool and landscaped gardens



INFORMATION

Town:	Meillac
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	185 m2
Plot Size:	3596 m2

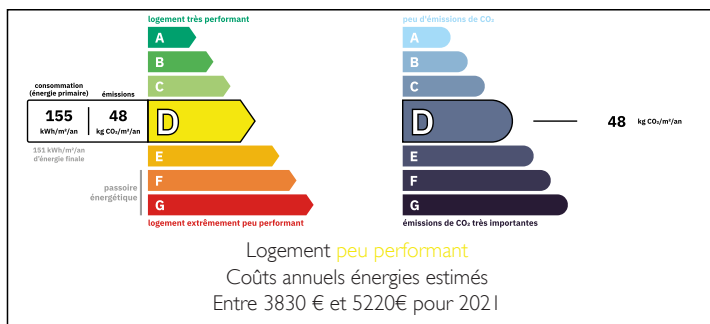
IN BRIEF

Nestled on the outskirts of the village of Meillac, this enchanting family home combines historic charm with modern convenience and is a rare find. Gated, this property offers privacy and tranquility, featuring a beautiful landscaped garden with a serene pond with wildlife aplenty, and of course the south-facing covered swimming pool, accessible directly from the house.

The house offers a large fireplace and bread oven in the current lounge and dining area, a relic from its days as the local forge. This property boasts three well-appointed bedrooms of which one is ensuite, providing ample space for a growing family. Additionally, there is an exciting opportunity to create a downstairs bedroom and bathroom, or even transform the space into a delightful gite, perfect for guests or additional rental income. As well as a double garage, the property has ample...



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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 village of Meillac is on at the axe St Malo - Rennes and only 20 minutes from Dinan, 5 minutes from Combourg and half an hour from the beach. It is in easy reach of transport links with Rennes airport 45 minutes, St Malo ferry port and TGV station 30 minutes away. The property is situated two minutes from all amenities, bakery, shops, restaurant and bar.

The house is move-in ready and offers three spacious bedrooms, one of which with an ensuite shower room. The property features double glazing throughout and central oil heating. The ground floor boasts mainly wooden floors, while the first floor is carpeted.

With its southern aspect and numerous large windows, this property is bright and airy, offering stunning views over the gardens.

On the ground floor, there is a large lounge and dining area with a wooden floor and traditional features that reflect the property's origins as the local forge. This area now includes a gas fire and a bread oven. The library connects the dining area to the hallway, leading to the second lounge with a large fireplace (wood burner), which could be transformed into a bedroom with bathroom facilities.

The beautiful tiled hallway leads to a large kitchen with a separate pantry area, extending into a study with its own kitchenette. This area can be converted into a separate annex with its own outdoor access. The kitchen also leads to the breakfast room, which includes a ground-floor tiled...

LOCAL TAXES

Taxe habitation: EUR

NOTES