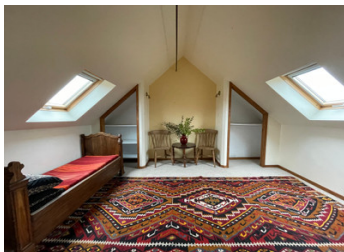


## Character three-bedroom hamlet property, with gardens and two apartments



## INFORMATION

Town:	Merléac
Department:	Côtes-d'Armor
Bed:	7
Bath:	4
Floor:	198 m2
Plot Size:	1386 m2



## IN BRIEF

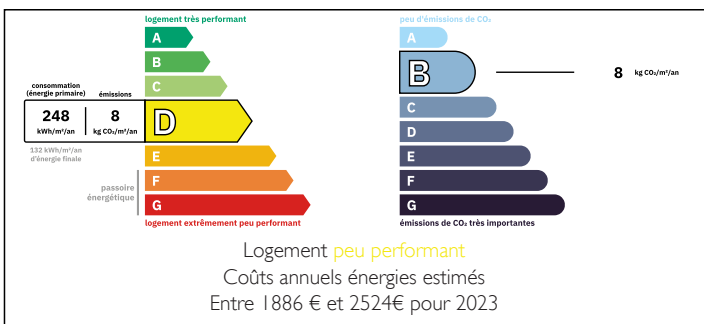
This former schoolmaster's house, situated in a hamlet location, is beautifully presented. The spacious accommodation of the main house is set over three floors, and there are also two adjoining apartments.

The properties are arranged around a large grassed courtyard, with a separate terrace both in front of one of the apartments and the main house.

On the ground floor are a living room with log burner, a kitchen and a utility room. There are two bedrooms and a shower room on the first floor, and a third bedroom and large bathroom can be found on the second floor.

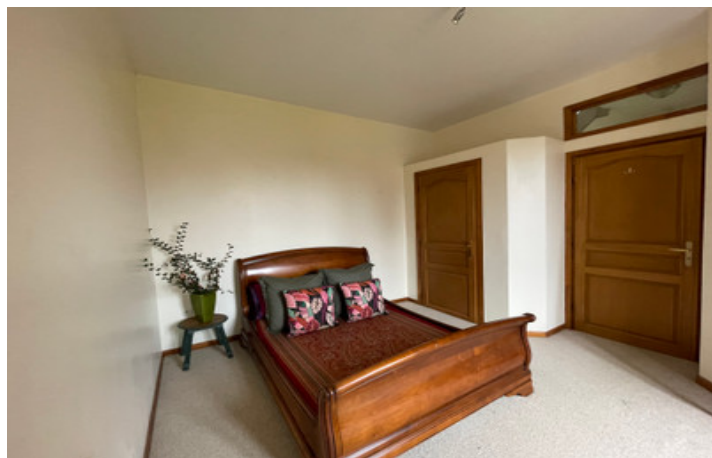
With some work required, the adjoining old school rooms could be updated to create two separate properties. Both comprise a living room/kitchen, shower room and separate WC on the ground floor, and each has two bedrooms on the first floor.

## 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 village of Merléac is just a short drive, and the larger town of Uzel is approximately 6km away, and has a small supermarket, bars/restaurant, hairdressers, bank, pharmacy, post office, doctors, vets and school. The coast is around 45 minutes away, whilst Lac de Bosméléac and the Lac de Guerlédan are a short drive.

### MAIN HOUSE

GROUND FLOOR with Italian stone flooring throughout.

Lounge with stone floor, window to the front, fireplace with insert wood burner, stairs to first floor and door to the rear terrace (4.36m x 5.80m)

Kitchen with stone floor, electric radiator, window to the front (3.93m x 3.22m).

Utility Room with exposed stone walls, stone floor, door to the front and double glazed doors to the rear terrace, sink unit and plumbing for washing machine (3.00m x 4.31m).

### FIRST FLOOR

Small carpeted landing area

Bedroom 1 with carpeted flooring, window, electric radiator and built-in storage cupboard (4.27m x 3.00m)

Shower Room with carpeted flooring, window, washbasin, WC and double shower cubicle.

Bedroom 2 with carpeted flooring, window to the front and built-in storage cupboard (4.27m x 3m).

### SECOND FLOOR

Large landing area with small window and 2 Velux windows

Bedroom 3 with carpeted flooring, 2 Velux

## LOCAL TAXES

Taxe foncière: **700 EUR**

## NOTES