

Not far from the sea in a peaceful setting, superb 5-bedroom property set in 8100 m2 grounds with 92 m2 hangar

EXCLUSIVE



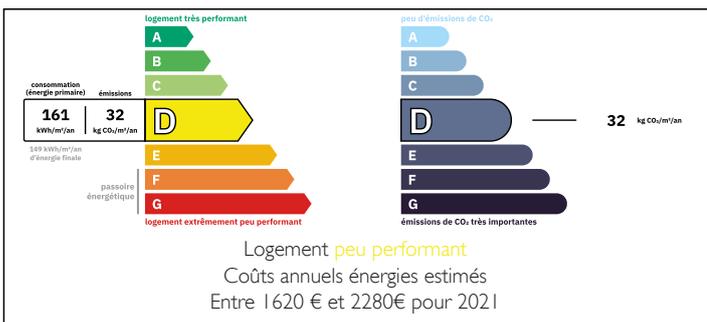
INFORMATION

Town:	Le Merzer
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	8100 m2

IN BRIEF

Situated in a quiet location just twenty minutes from a wide choice of beaches, in a small, peaceful commune, this very pretty stone property comprises 5 bedrooms, including a master suite on the ground floor. You will be seduced by the peace and space, the spaciousness and the luminosity of this home. Central heating is provided by an oil-fired boiler. A wood-burning stove and a pellet-burning stove complete the comfort. The spacious fitted kitchen opens onto the dining room, ideal for cosy meals by the fireplace. The west-facing sitting room is an inviting place to relax, and the master bedroom suite is just the place for a well-deserved rest. Upstairs, the three generously proportioned bedrooms and study have a beautiful bathroom at their centre. Above, a large attic awaits your ideas. An ideal property for a horse or...

ENERGY - DPE



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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

GROUND FLOOR :

- From the east entrance, a corridor with WC and wash-hand basin.
- A very pleasant living room of over 33 m² with an open-plan kitchen opening onto the large living/dining room with its fireplace and wood-burning stove installed last year. The large sliding bay window provides direct access to the garden.
- A large lounge with a ceiling height of over 3 metres, including a pellet stove and a west-facing entrance.
- A beautiful master suite with shower and vanity unit.
- A boiler room/laundry room equipped with an oil-fired boiler.
- A workshop with a convertible attic above.

ON THE FIRST FLOOR, ON A HALF-LEVEL :

- A 21 m² attic bedroom.
- A study with numerous cupboards.

ON THE FIRST FLOOR :

- Two beautiful bedrooms with wardrobes and high ceilings.
- A bathroom with corner bath and double washbasin unit.

ON THE SECOND FLOOR :

- A large attic suitable for conversion.

OUTSIDE :

- A large fibre cement hangar measuring 92 m², ideal for a professional activity or simply for storage.
- An outbuilding that could potentially be used as a horse stall. The surface area of the land makes this possible.

LOCAL TAXES

Taxe foncière: 755 EUR

Taxe habitation: EUR

NOTES