

Stunning 4 bedroom stone house set on 11,820 m with 2 large barns



## INFORMATION

Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	11820 m2

## IN BRIEF

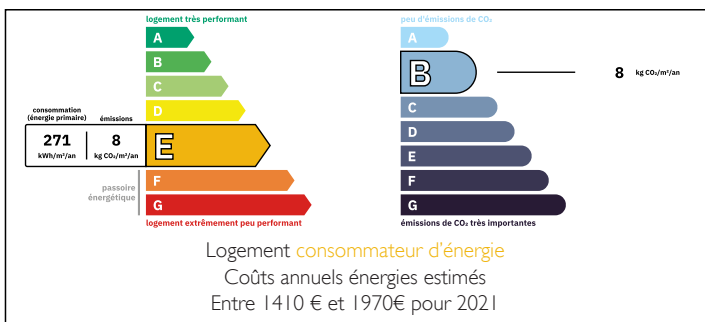
This property has so much to offer - a spacious, charming four-bedroom house with plenty of character.

2 large barns, perfect for storage or a workshop.

All of this set on just over a hectare of land!



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The Main House 100M<sup>2</sup>

- Living room with wood burner
- Kitchen
- Utility room
- WC

Upstairs

- Spacious landing
- Main bedroom with ensuite shower room
- Three double bedrooms
- Shower room with WC

Outside

Garage of 90M<sup>2</sup> which was re built in only a couple of years ago.

New roof.

Workshop of 90 M<sup>2</sup> with concrete floor and electric

- Field to the rear of the outbuildings
- Garden to the front of the house with a variety of fruit trees. Fully fenced.
- Patio with stunning barbecue area
- Wood store to the side of the house

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>