

Historical equestrian property, with hardstanding 5 stables, offering room for extension.



## INFORMATION

Town:	Merléac
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	152 m <sup>2</sup>
Plot Size:	45577 m <sup>2</sup>

## IN BRIEF

This property dated from 1622 with 152m<sup>2</sup> of habitable space with tower, barns, stables, hardstanding, sand school, sheep shed, stock fencing, and water supply to the 45, 577m<sup>2</sup> of land is ready for and equestrian loving owner, areas covered by CCTV include house, sheep shed and stables. The possibility to extend into the attic spaces offers scope for further accommodation.

Entrance via wooden door to:

GROUND FLOOR

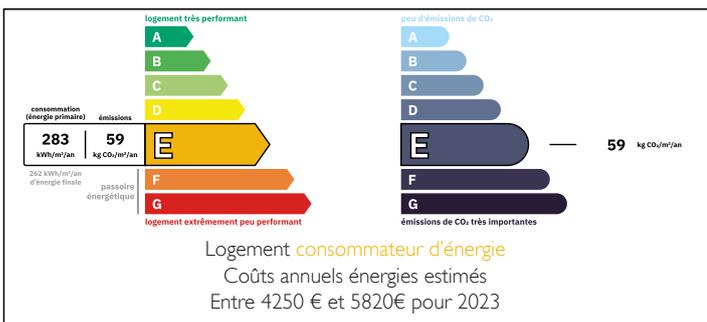
Entrance Hall ~ 5.8m x 1.4m (7.8m<sup>2</sup>)

Tiled floors. exposed beams, radiator, door to:

KITCHEN/DINING ROOM ~ 5.5m x 5.8m (31.9m<sup>2</sup>)

Tiled floors. exposed beams, integrated dishwasher, fitted cupboards, two central heating radiators plus an electric radiator, two windows to front one with shutters, extractor fan, small electric water heater.

## 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

REAR STORE ~ 3m x 3m ( 9m<sup>2</sup>) Electric board, radiator, door leading to rear of the property.

CIDER ROOM~5.4m x 7.7m ( 41.58m<sup>2</sup>)

Concrete floor housing washing machine, oil fired boiler installed in 2017, oil tank, hot water tank dated 2024, door to exterior at front of property.

area above for conversion if required 5.4m x 7.7m ( 41.58m<sup>2</sup>)

LOUNGE ~ 4.8m x 5.5m (26.4m<sup>2</sup>)

Tiled floor, recently fitted wood burner, 2 x radiators, window with shutters to the front and 1 to the rear of the property

From the hallway the original oak staircase in the tower, with some storage underneath the stairs, radiator, double glazed windows to the rear of the property, leading to;

FIRST FLOOR

BEDROOM 1 ~ 3.2m x 5.7m (18.24m<sup>2</sup>)

Wooden flooring, 2 x radiators, cupboard, window with shutters to the front and rear of the property. W.C.

on the landing radiator, washbain

BEDROOM 2 ~ 4.3m x 3m (12.9m<sup>2</sup>)

Wooden flooring, radiator, window with shutters to the front of the property..

BEDROOM 3 ~ 4.3m x 3.6m (15.48m<sup>2</sup>)

Wooden flooring, exposed beams, radiator, window with shutters to the front of the property.

BEDROOM 4 ~ 2.2m x 5.6m (12.32m<sup>2</sup>)

Wooden flooring, exposed beams, radiator, window with shutters to the front of the property, small electric consumer unit. From bedroom access to;

ATTIC 1 ~2.1m<sup>2</sup> taken at 1.80m high x 6.5m ( 13.65m<sup>2</sup>) wooden flooring, insulation with window, attic available for conversion.

From the landing the original oak staircase continues up into the attic space:

ATTIC 2 ~6.6m x 3.5m taken at 1.8m high (...)

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES