

Beautifully presented, detached 3-bedroom property in quiet location - less than 1h from ferries and beaches



INFORMATION

Town:	Mérillac
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	120 m ²
Plot Size:	265 m ²



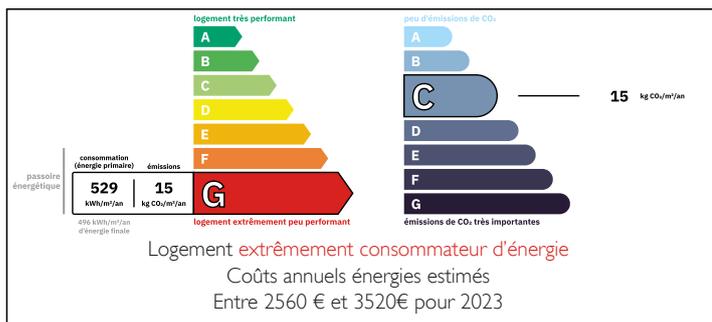
IN BRIEF

This charming 3-bedroom property is full of character and has been tastefully decorated. Located in a small peaceful hamlet, it's only a few kilometres from the town of Merdrignac with shops and amenities, and about an hours drive to Rennes and Saint-Malo.

The property presents beautifully with a large light open-plan living space, comprising a spacious kitchen, with space for dining and a large lounge area with wood-burner. There is a downstairs toilet and a good-sized party/storage room.

Upstairs the landing leads to a bathroom, with bath, toilet and wash bassin, a first double bedroom with south facing window, a second double-bedroom with south-facing window and a spacious parental suite, with large cupboard, and an ensuite shower room and toilet.

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

Lovely, detached property, set in a quiet, rural setting. It's located just a few minutes from the villages of Merillac and Saint-Vran which has a great boulangerie and bar. The house has lots of character, it is south facing, has private parking and a nice-sized patio area.

The front door opens into a large and luminous open-plan living room, on two levels, with traditional wood burner, tiled floor and character beams. A step leads to a nice-sized kitchen area with plenty of space for dining. The kitchen has been decorated tastefully and fits very well with the style of the property. There is a separate pantry area for storage and a practical downstairs toilet.

A wooden staircase leads upstairs where a landing serves a nice sized bathroom with skylight, comprising a bath, toilet and wash basin, a first bedroom with skylight, a second bedroom with a dormer window and a master bedroom with dormer window, large cupboard and an en-suite shower room with toilet. All bedrooms are south facing, they have been tastefully decorated and have beams, laminate flooring and high ceilings.

Outside, the property is easily maintainable with a nice-sized terrace, which is surrounded by privacy fencing. There is a plot of land on the other side of the very small country road, with room for parking 2-3 vehicles.

The property is low maintenance, with no work needed, it has been fully double-glazed and has electric radiators. This is a perfect lock-up-and-leave property. ...

LOCAL TAXES

Taxe habitation: EUR

NOTES