

Semi detached two bedroom home with additional land.



EXCLUSIVE

## INFORMATION

Town:	Saint-Vran
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	86 m <sup>2</sup>
Plot Size:	4430 m <sup>2</sup>

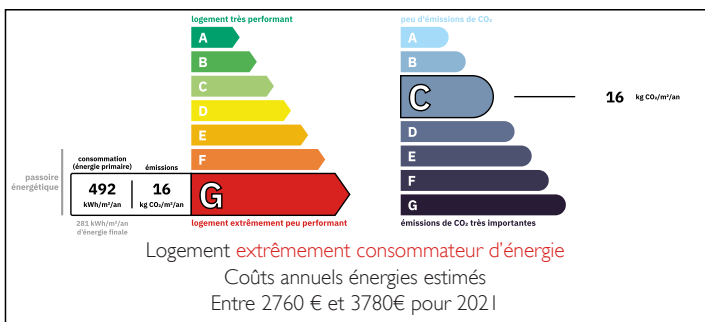
## IN BRIEF

Sunny 2-Bedroom Stone Cottage with Woodland in Peaceful Hamlet

This semi-detached, stone-built 2-bedroom house is nestled in a tranquil hamlet between Merdrignac and St Vran, offering a peaceful retreat in the heart of Central Brittany. Just a short drive to Merdrignac's shops and amenities, and close to St Vran, home to a renowned bakery, a welcoming restaurant, and a lively music bar. The property includes an additional plot of woodland, perfect for nature lovers. Ideally located less than an hour from Rennes, the port of St Malo, and the stunning northern Brittany coastline. A wonderful countryside getaway or permanent home.



## 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

Charming Stone House with Garden, Conservatories & Woodland

Set behind wooden gates, this welcoming stone house offers a peaceful retreat in a quiet hamlet. The gates open to a private parking area and a front garden with mature shrubs, trees, and a sunny sitting area — perfect for enjoying the tranquil surroundings.

Inside, the spacious lounge features a woodburner, creating a cosy heart to the home. Off the lounge is a versatile room currently used as an office and dining area. To the rear, a bright conservatory serves as a laundry/summer room with direct access to the rear garden. From here, a small hallway leads to a shower room with WC, sink, and shower.

The kitchen includes a tiled floor, fitted cupboards, and space for a dining table. It also opens into a second, front-facing conservatory.

Upstairs, there are two bedrooms and a bathroom, along with a storage room and additional storage space in the attic. The house is double glazed and the bedrooms have electric panel heaters.

Outside, the rear garden features a shed, open garage, and wood store. Directly across the quiet road is a private plot of woodland — a rare and peaceful addition to this characterful property.

Individual rooms:

- Lounge
- Office/dining area
- Conservatory (rear)
- Shower room
- Kitchen
- Conservatory (front)
- Bedroom 1
- Bedroom 2
- Bathroom
- Storage area

## LOCAL TAXES

Taxe foncière: **633 EUR**

Taxe habitation: **EUR**

## NOTES