

SORRY, OFFER ACCEPTED - Charming, detached 4 bedroom Family Home in the Heart of Merdrignac

EXCLUSIVE



INFORMATION

Town:	Merdrignac
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	115 m2
Plot Size:	1147 m2

IN BRIEF

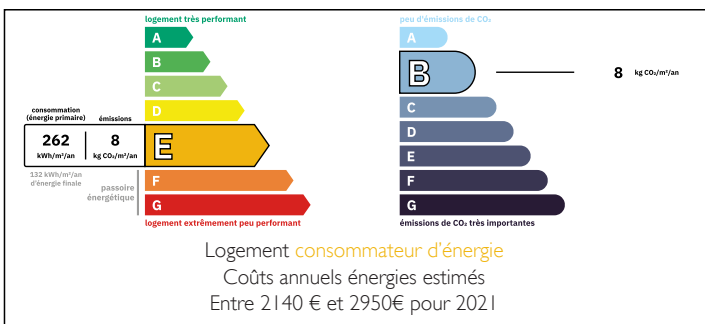
Located in the vibrant and welcoming town of Merdrignac, this delightful family home offers the perfect balance of comfort, convenience, and community living. Just a short stroll from your doorstep, you'll find everything you need for day-to-day life — including a large supermarket, shops, pharmacy, banks, as well as a variety of restaurants and bars.

Merdrignac boasts a strong community spirit, with regular events and a weekly market showcasing fresh local produce. For those who enjoy the outdoors, the scenic lake at the edge of town provides a lovely setting for walks, picnics, and seasonal activities.

Ideally situated for both work and leisure, the property is just 38 miles from the lively city of Rennes, 21 miles from beautiful beaches, and 48 miles from the port of St Malo — perfect for weekend getaways or travel connections.



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

Spacious and Light-Filled Family Home with Beautiful Garden and Versatile Living Spaces

Set behind a gated entrance, this impressive family home welcomes you with a charming stone path leading to the front door. Step into a bright, sunny hallway with a vaulted ceiling and staircase rising to the first floor, creating an immediate sense of space and light.

To the left, double glass doors open into a generously sized lounge featuring an insert woodburner and patio doors leading to the terrace — the perfect place to relax or entertain. Also on the ground floor is a well-proportioned downstairs bedroom, a shower room, separate WC, and a bright, fully fitted kitchen with ample cupboard space, room for a dining table, and patio doors opening onto the terrace and garden beyond.

Upstairs, you'll find three further bedrooms, a separate office ideal for home working, and an additional shower room with a separate WC. Large windows throughout flood the entire house with natural light, enhancing its warm and welcoming feel.

The basement level offers fantastic versatility, including a large garage, a dedicated workshop area, a summer kitchen/laundry room, and a wine cellar/wood store — ideal for storage and hobbies alike.

Outside, the home continues to impress with a spacious terrace that wraps around two sides of the property, perfect for al fresco dining and enjoying the peaceful surroundings. The expansive lawned garden includes fruit trees, two greenhouses, and a garden shed, offering both beauty and functionality for keen gardeners or families.

This thoughtfully...

LOCAL TAXES

Taxe foncière: 1067 EUR

Taxe habitation: EUR

NOTES