

Recently renovated 2 bedroom stone house in Pont Melvez with garden and patio area

EXCLUSIVE

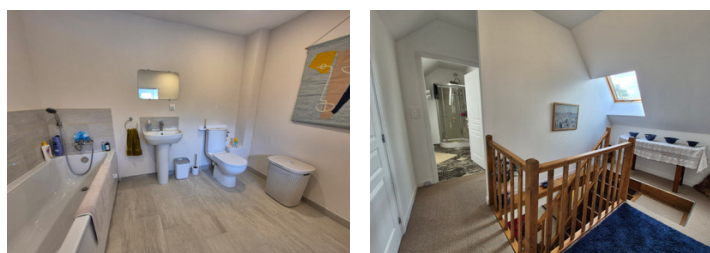


## INFORMATION

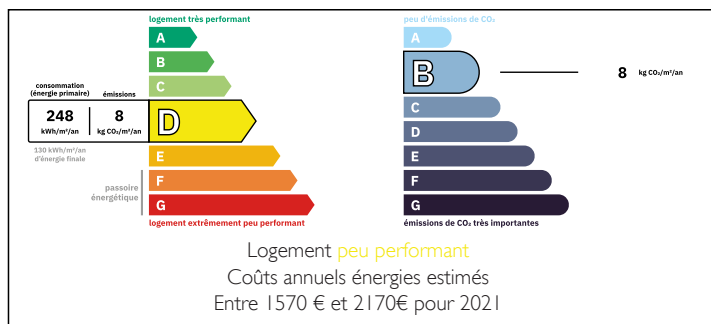
Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	89 m2
Plot Size:	720 m2

## IN BRIEF

Beautifully renovated two-bedroom stone house in excellent condition, located in a peaceful hamlet on the outskirts of Pont-Melvez. Ideally situated between Callac and the larger town of Guingamp, this property combines character, comfort, and convenience.

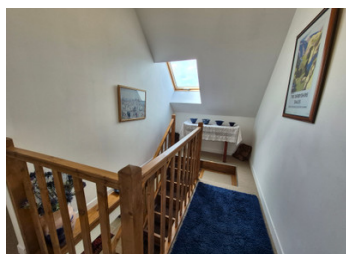


## ENERGY - DPE



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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

This recently modernised stone house offers an ideal opportunity for those seeking a ready-to-move-into home in the heart of Brittany. Finished to a high standard throughout, the property blends traditional charm with modern living.

On the ground floor, the entrance leads into a brand-new fitted kitchen with central island, designed for both everyday use and entertaining. The adjoining lounge features a wood burner and patio doors opening onto a private terrace, creating a light and welcoming living space. A ground floor bathroom, which also doubles as a utility area, completes this level.

The first floor provides a spacious landing with built-in storage, two generously sized double bedrooms, and a modern shower room.

Externally, the property benefits from a rear garden, private parking, and a useful side storage shed. The house is set within a quiet hamlet on the edge of Pont-Melvez, a village conveniently located between Callac and Guingamp, offering easy access to local amenities, services, and transport links.

This property represents an excellent opportunity as a permanent residence, a second home, or a low-maintenance holiday retreat in a sought-after area of Côtes-d'Armor.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES