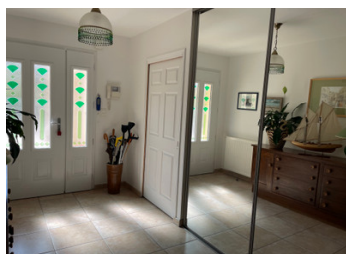
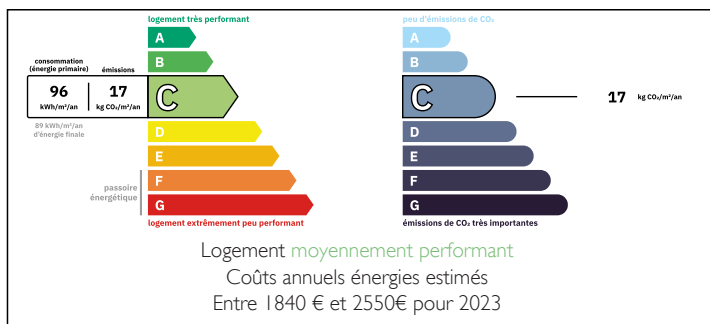


## Beautiful contemporary house

### EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Melrand
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	182 m2
Plot Size:	1280 m2

## IN BRIEF

Constructed by present owners in 2005, this modern four- bedroom home combines comfort, efficiency and light-filled design. Its elevated setting offers sweeping views over the Melrand valley, with sunsets enjoyed from wraparound terrace. Generous insulation, a recently replaced condensing gas boiler (1,200L underground tank) and a log burner ensure year-round warmth, while multiple patio doors flood the interiors with natural light. The ground floor includes a striking garden room with vaulted ceiling, lounge, kitchen, shower room with WC, guest WC and two double bedrooms. Upstairs are two further bedrooms, a shower room, mezzanine studio and walk-in attic storage\*. The sous-sol provides secure parking for two cars, workshop, utility, storage and WC. Outside, landscaped grounds with powered shutters, terrace awning, greenhouse and 5,000L water recovery system, a practical well...

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Constructed by the present owners in 2005, this well designed property combines light, space and comfort in a peaceful setting, just a short walk from the centre of Melrand with its shops, cafes and restaurants. Its elevated position gives superb views across the valley and ensures unforgettable sunsets whether relaxing on the wraparound balcony, dining on the terrace beneath the powered awning, or simply enjoying the outlook from inside through the vast areas of glazing.

Inside, the accommodation is arranged over three levels. A generous entrance hall, brightened further by a glazed rear door, forms the heart of the ground floor. From here you step into a striking garden room: a dramatic space with vaulted ceiling, triple aspect sliding doors (two opening onto balcony and one to the terrace), and feature glazing rising into the apex to frame uninterrupted views across the valley from mezzanine. This room is designed for year round enjoyment of light and scenery. two sets of Internal glazed doors lead from here into the lounge, which shares the same outlook but also benefits from its own direct access from the entrance hall, ensuring ease of use in every season.

The kitchen is independent, with its own glazed door to the balcony and a window overlooking the side garden. On this level, there are also two double bedrooms, each with sliding glass doors giving direct access to the garden, together with a generous...