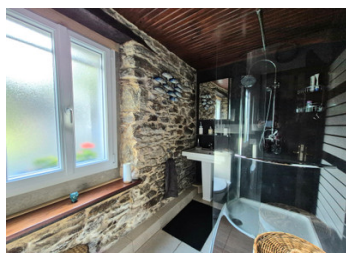


Charming 3 bedroom stone property in Pont Melvez with wrap around decking set on over 3000m of land



INFORMATION

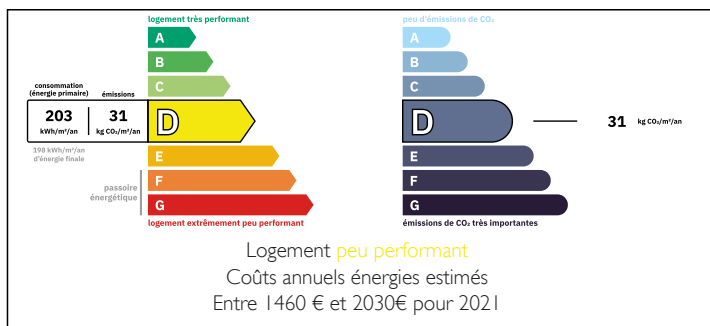
Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	3740 m2



IN BRIEF

Quaint 3-Bedroom Stone House with Outbuilding and Expansive 3740m² Grounds in Pont Melvez. This property is a must see, it is set in the most lovely location and the decking surrounding the house provides a perfect spot for enjoying the good life here in central Brittany.

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

Discover this charming 3-bedroom stone house, beautifully nestled in the peaceful and picturesque village of Pont Melvez. Set on a generous 3,740 m² plot, this delightful property perfectly blends rustic character with understated elegance, offering an inviting atmosphere from the moment you arrive.

The exterior features a spacious wooden deck that wraps around the home, providing an ideal space for outdoor dining, entertaining, or simply relaxing while enjoying the tranquil countryside views. The grounds are dotted with mature trees and shrubs, creating a natural, private haven. A traditional stone outbuilding sits within the grounds, offering excellent storage options or exciting potential for conversion into a workshop, guest accommodation, or creative studio, subject to planning permissions.

Inside, the ground floor welcomes you with a bright entrance hall, leading into a cozy lounge where the stone walls and warm décor create a truly homely feel. The well-appointed kitchen is both practical and charming, ideal for preparing meals with family or friends. A modern shower room on this level adds extra convenience.

Upstairs, the property boasts three comfortable bedrooms, each offering a peaceful retreat with lovely views over the surrounding countryside. The layout is perfect for families, couples, or anyone seeking a slower pace of life in a beautiful rural setting.

This idyllic home is ideal as a permanent residence, holiday home, or investment property, thanks to its authentic Breton character, generous outdoor space, and peaceful village location. Pont Melvez offers a true sense of community, while still being within easy...

LOCAL TAXES

Taxe habitation: EUR

NOTES