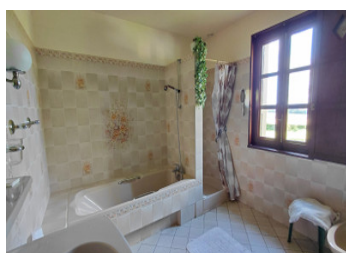
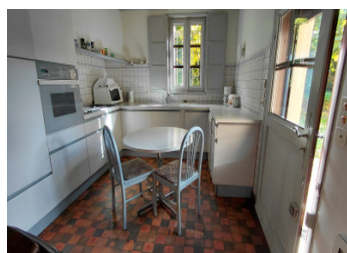


Attractive architect-designed country home with 3 bedrooms and a beautiful landscaped garden with woodland



INFORMATION

Town:	Saint-Launeuc
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	8910 m2



IN BRIEF

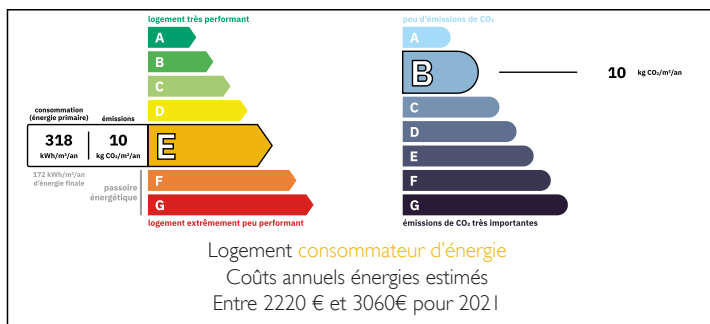
Charming detached 3-bedroom house, architect-designed and nestled on 8910m2 of land comprising of a delightful landscaped garden with a wooded area. The property is ideally located just 6 minutes from the town of Merdrignac.

The ground floor includes: an entrance hall with built-in storage and WC, a spacious living room with fireplace, a fitted and equipped kitchen, a utility room, and a pantry. There is also a comfortable ground-floor bedroom, a bathroom, and a separate WC.

Upstairs, there are two bedrooms, a dressing room/laundry area, a shower room with WC, and an insulated attic offering potential for conversion.

Outside, two terraces are easily accessible from the kitchen, along with a large workshop and a covered gallery connecting the house to a garage and double

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Elegant contemporary 3-bedroom home, architect-designed to a country-style, surrounded by a beautifully landscaped garden with a woodland area.

The property is located in a village with a restaurant, hotel and equestrian centre, just a few minutes from the town of Merdrignac, which offers a range of shops and services. Rennes is approximately 60 km away, and Dinan around 40 km.

Set in peaceful, green surroundings, this property stands out for the quality of its design, its bright and spacious rooms, and its beautifully maintained outdoor spaces. It offers a comfortable and practical lifestyle, perfectly connected to nature.

The ground floor opens onto an elegant entrance hall with built-in storage and WC, leading to a spacious, open-plan living and dining area with a stone fireplace and lovely terracotta tiled floor. The fully fitted and equipped kitchen has direct access to the terraces — ideal for outdoor dining and entertaining.

Also on this level is a generous bedroom, a family bathroom, and a separate WC, allowing for easy single-level living.

Upstairs, a landing leads to two pleasant bedrooms, a practical dressing/laundry area, and a shower room with WC. A large insulated attic, currently undeveloped, offers excellent potential for an additional room — such as an office, games room or guest bedroom.

Several outbuildings complement the property, including a utility room, pantry, and large workshop providing plenty of storage and workspace. A charming covered gallery, paved and adorned with wisteria, connects the house to a closed garage and a double carport — offering...