

Detached two bedroom cottage with separate guest accomodation for family and friends.



## INFORMATION

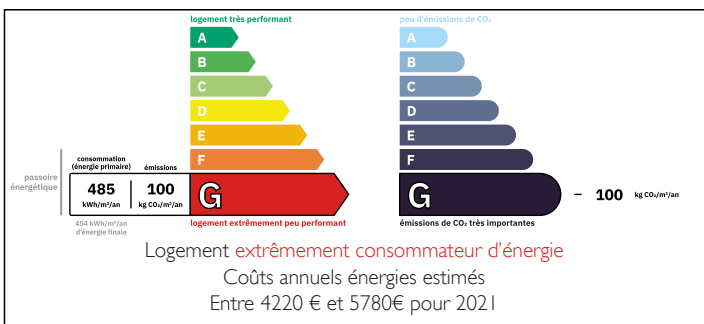
Town:	Mérillac
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	3960 m2



## IN BRIEF

Rarely available single story property in Le Mene. A charming 2 bedroom cottage in a peaceful location with an additional one bedroom annex at the bottom of the garden. There is one near neighbour and the property is less than a mile to a small shop, vibrant bar and popular restaurant. In the Spring/Summer this house is an explosion of colour with a beautiful collection of roses. The rugged Northern beaches of Brittany are 30 miles away, the port of St Malo is within an hours drive and Rennes airport is a 45 minute drive.

## 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

The property is on a quiet road, surrounded by fields. There is a parking space just inside the front gates but there is also a second entrance to the property that could provide additional parking for friends and family.

On entering the front door to the right is a laundry room with a large window to the front. Next to this is the first bedroom with a double glazed window and fitted wardrobe. To the left of the front door is the entrance to the open plan lounge and dining room. There is a free standing woodburner in the lounge and a chimney with wood burner in the dining room. This is a beautifully sunny room, flooded with natural sun light.

There is a separate toilet and a bathroom with bath and shower over the bath. The second bedroom has a door to the garden and a fire place which is currently shut off but could be re-opened. At the end of the main corridor is the kitchen with a door to the garden. The kitchen was fitted in 2020 by Schmidt who are well known for good quality kitchens. Appliances, including the AGA and fridge freezer are available by negotiation.

Outside there is a wooden garage, a glass greenhouse and a rose garden, At the bottom of the garden there is an independant guest house which has a double bedroom and wetroom with shower and...

## LOCAL TAXES

Taxe foncière:	460 EUR
Taxe habitation:	EUR

## NOTES