

## Property of character in Melrand, with renovated outbuilding and countryside views



## INFORMATION

Town:	Melrand
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	225 m2
Plot Size:	8700 m2

## IN BRIEF

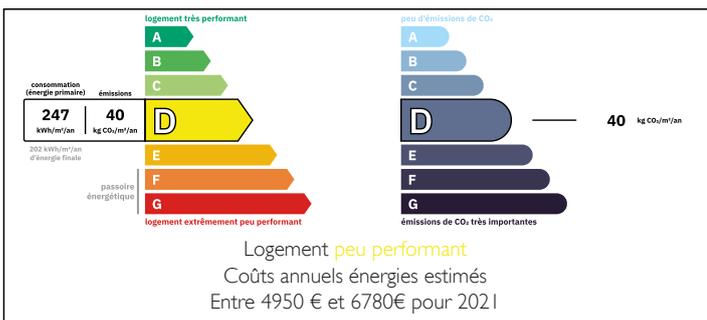
Located in Melrand, in the heart of a peaceful and green environment, this property of approximately 223 m<sup>2</sup> offers open views over the countryside.

The main house features three bedrooms, two bathrooms, a renovated kitchen with a fireplace, and a warm living room with a wood-burning stove.

A leisure outbuilding, equipped with a billiard table, bar and home cinema, provides a true space for entertaining and convivial living. An independent accommodation, currently used as a caretaker's house, can be converted into a holiday cottage (gîte).

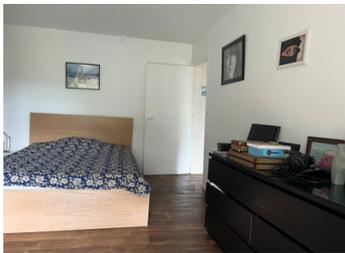
An ideal property for a primary or secondary residence, or for a hospitality project.

## 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

Located in Melrand, in the heart of a peaceful and green environment, this property of approximately 223 m<sup>2</sup> offers open views over the countryside and an authentic atmosphere, perfect for relaxation and convivial living.

The main house impresses with its generous volumes and abundant natural light. It features three bedrooms, two bathrooms, a renovated kitchen with a fireplace, designed as a true living space, and a warm living room with a wood-burning stove, ideal for winter evenings or family gatherings.

A key highlight of the property is the beautifully fitted leisure outbuilding. Fully equipped, it offers a spacious and welcoming room with billiard table, bar, home cinema area, and wood-burning stove, providing a unique setting to entertain, socialize, and create unforgettable memories.

An independent accommodation, currently used as a caretaker's house, completes the property. It consists of a living/dining room with kitchen on the ground floor, a bedroom upstairs, and a bathroom, and can easily be converted into a holiday cottage (gîte).

Outside, the open views of the surrounding countryside and the absolute calm enhance the feeling of well-being. This privileged setting will appeal to nature lovers seeking space, tranquility, and a peaceful lifestyle without being isolated.

A property full of charm and potential, ideal as a primary or secondary residence, or for a hospitality project, where comfort, conviviality, and country living come together harmoniously.

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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 foncière: 953 EUR**

**Taxe habitation: EUR**

## NOTES