

Spacious 5-bedroom house offering stunning views over the countryside.

EXCLUSIVE



INFORMATION

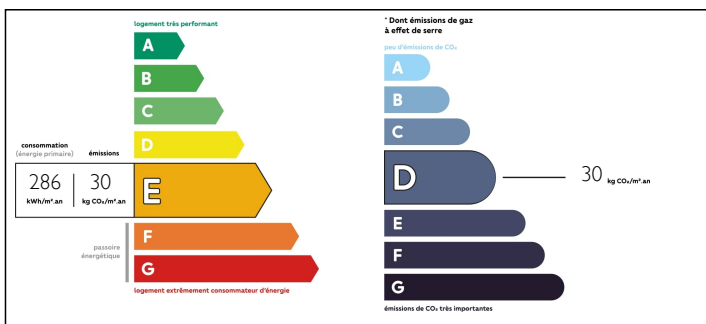
Town:	Merléac
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	120 m2
Plot Size:	714 m2

IN BRIEF

Set over three floors, with five bedrooms and two bathrooms, this lovely, detached property would be equally suited to family accommodation, or for use as a holiday home. On the ground floor are a spacious kitchen and dining room. The kitchen has fitted units, integrated appliances, and a gas cooker. There is also a stone fireplace with a wood burner. A lounge, with an exposed stone wall and views over the gardens, together with a shower room and laundry are also on the ground floor. On the first floor there are three large bedrooms and a bathroom. Two further bedrooms, an office and a storage room are on the second floor. The garden is located to the side and rear of the house and features an established small orchard and an old lavoir. Two elevated balconies on the first floor provide beautiful views of the countryside. The house is mostly double-glazed...



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 foncière: **627 EUR**

NOTES

DESCRIPTION

Located a short drive from the village of Merléac, and the larger town of Uzel, where you will find all amenities.

GROUND FLOOR

Kitchen with fitted cupboards, integrated appliances, gas cooker, 2 windows with shutters. Stone fireplace with inset wood burner, radiators and tiled floor (6.87m x 4.32m)

Lounge with tiled floor, exposed stone wall, radiator. 2 windows with shutters (3.70 x 4.00m)

Laundry with doors leading out to the patio and garden. Tiled floor, plumbing for washing machine, storage, and radiator (1.77m x 3.14m)

Shower room with shower, WC, washbasin, and tiled floor (0.86m x 0.83m)

FIRST FLOOR

Bedroom 1 with wooden flooring, radiator, fireplace and 2 large windows overlooking the garden

Bedroom 2 with wooden flooring, window, and radiator (3.30m x 2.72m)

Bedroom 3 with wooden flooring, window, fireplace, and radiator (4.17m x 3.96m)

Bathroom with corner bath, washbasin, WC, window, towel radiator and tiled floor (1.31m x 2.78m)

SECOND FLOOR

Bedroom 4 with carpeted flooring, Velux window and beams (3.57m x 3.31m)

Bedroom 5 with carpeted flooring, Velux window and beams (3.19m x 3.58m)

Office with carpeted flooring, Velux window and beams (4.11m x 2.71m)