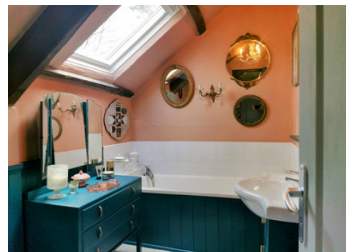


Beautifully presented, detached 3-bedroom property in quiet location - less than 1h from ferries and beaches



INFORMATION

Town:	Mérillac
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	120 m ²
Plot Size:	265 m ²



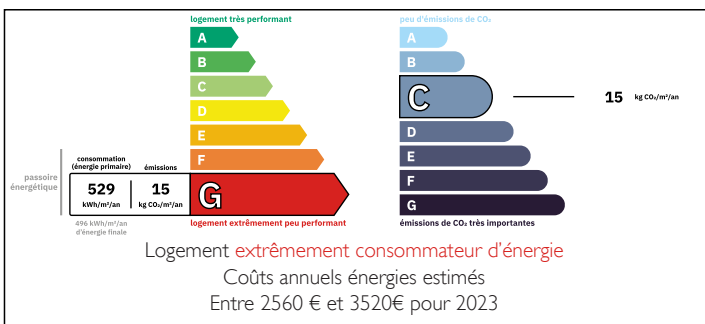
IN BRIEF

This charming 3-bedroom property is full of character and has been tastefully decorated. Located in a small peaceful hamlet, it's only a few kilometres from the town of Merdrignac with shops and amenities, and about an hours drive to Rennes and Saint-Malo.

The property presents beautifully with a large light open-plan living space, comprising a spacious kitchen, with space for dining and a large lounge area with wood-burner. There is a downstairs toilet and a good-sized party/storage room.

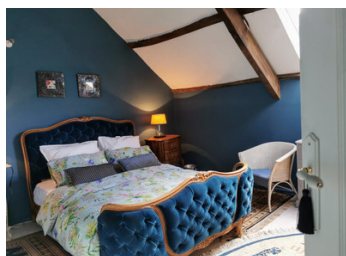
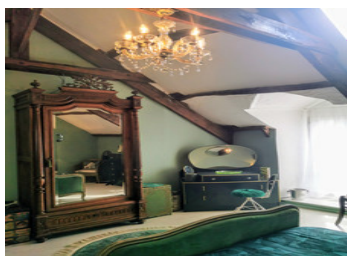
Upstairs the landing leads to a bathroom, with bath, toilet and wash bassin, a first double bedroom with south facing window, a second double-bedroom with south-facing window and a spacious parental suite, with large cupboard, and an ensuite shower room and toilet.

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

Lovely, detached property, set in a quiet, rural setting. It's located just a few minutes from the villages of Merillac and Saint-Vran which has a great boulangerie and bar. The house has lots of character, it is south facing, has private parking and a nice-sized patio area.

The front door opens into a large and luminous open-plan living room, on two levels, with traditional wood burner, tiled floor and character beams. A step leads to a nice-sized kitchen area with plenty of space for dining. The kitchen has been decorated tastefully and fits very well with the style of the property. There is a separate pantry area for storage and a practical downstairs toilet.

A wooden staircase leads upstairs where a landing serves a nice sized bathroom with skylight, comprising a bath, toilet and wash basin, a first bedroom with skylight, a second bedroom with a dormer window and a master bedroom with dormer window, large cupboard and an en-suite shower room with toilet. All bedrooms are south facing, they have been tastefully decorated and have beams, laminate flooring and high ceilings.

Outside, the property is easily maintainable with a nice-sized terrace, which is surrounded by privacy fencing. There is a plot of land on the other side of the very small country road, with room for parking 2-3 vehicles.

The property is low maintenance, with no work needed, it has been fully double-glazed and has electric radiators. This is a perfect lock-up-and-leave property. ...

LOCAL TAXES

Taxe habitation: 149 EUR

NOTES