

Charming Property with Two Houses, Inground Pool & Excellent Income Potential – Pont Melvez

EXCLUSIVE



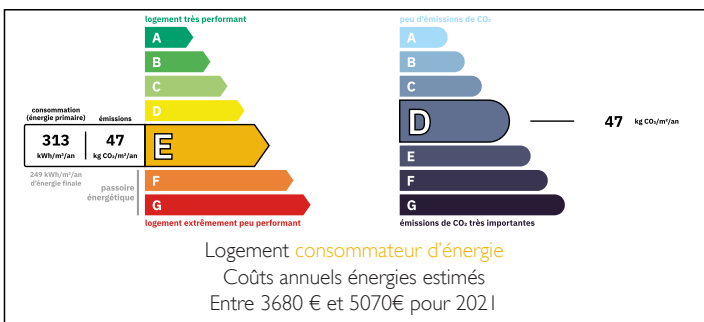
INFORMATION

Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	6
Bath:	3
Floor:	213 m ²
Plot Size:	1631 m ²

IN BRIEF

Nestled in the peaceful Breton countryside, this exceptional property offers two separate houses. A main residence and a gîte along with a large barn, generous grounds, and inground swimming pool. With separate entrances for each house, this is an ideal opportunity for anyone looking for a permanent home with additional income potential, multi-generational living, or a holiday rental business in the sought-after village of Pont Melvez

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

This attractive property offers a fantastic opportunity to enjoy a peaceful rural lifestyle while generating an income. It comprises two separate houses, a large barn, and a beautiful inground swimming pool, all set in tranquil surroundings near the village of Pont Melvez in Brittany.

Main House

The main house has a welcoming entrance hall that leads into a comfortable lounge, perfect for relaxing with family or guests. The spacious kitchen–dining room provides plenty of room for cooking and entertaining, making it the heart of the home.

On the first floor, there are three good-sized bedrooms and a family bathroom, offering plenty of space for everyday living. The second floor adds even more flexibility, with two additional bedrooms and a shower room, ideal for larger families, guest accommodation, or even a home office.

Gîte / Second House

The second house, currently set up as a gîte, has its own private entrance, allowing owners and guests complete privacy. On the ground floor, you'll find a bright and airy open-plan kitchen and living area, perfect for holiday rentals or extended family stays. Upstairs, there are two bedrooms and a bathroom, creating a self-contained and practical space that's easy to maintain.

Outside Space

The property sits on a generous plot with plenty of room to enjoy the outdoors. There is ample gravelled parking for multiple vehicles and a large barn, which offers excellent storage or the potential for further development (subject to the necessary permissions).

The private garden is a real highlight, featuring a

LOCAL TAXES

Taxe habitation:

EUR

NOTES