LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39878JRD22 Price: 100 000 EUR

agency fees to be paid by the seller

Recently renovated 2 bedroom stone house in Pont Melvez with garden and patio area

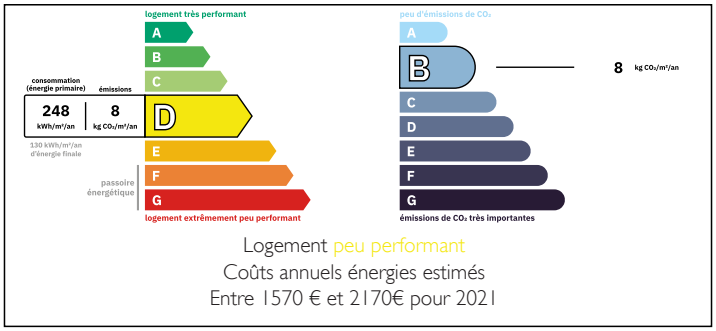
INFORMATION

Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	89 m2
Plot Size:	720 m2

IN BRIEF

Beautifully renovated two-bedroom stone house in excellent condition, located in a peaceful hamlet on the outskirts of Pont-Melvez. Ideally situated between Callac and the larger town of Guingamp, this property combines character, comfort, and convenience.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1570 € et 2170€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

This recently modernised stone house offers an ideal opportunity for those seeking a ready-to-move-into home in the heart of Brittany. Finished to a high standard throughout, the property blends traditional charm with modern living.

On the ground floor, the entrance leads into a brand-new fitted kitchen with central island, designed for both everyday use and entertaining. The adjoining lounge features a wood burner and patio doors opening onto a private terrace, creating a light and welcoming living space. A ground floor bathroom, which also doubles as a utility area, completes this level.

The first floor provides a spacious landing with built-in storage, two generously sized double bedrooms, and a modern shower room.

Externally, the property benefits from a rear garden, private parking, and a useful side storage shed. The house is set within a quiet hamlet on the edge of Pont-Melvez, a village conveniently located between Callac and Guingamp, offering easy access to local amenities, services, and transport links.

This property represents an excellent opportunity as a permanent residence, a second home, or a low-maintenance holiday retreat in a sought-after area of Côtes-d'Armor.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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