

Traditional 3 bedroom stone property, with separate cottage and extensive outbuildings. Over 5,000m of land.

EXCLUSIVE



INFORMATION

Town:	Merléac
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	146 m ²
Plot Size:	5025 m ²

IN BRIEF

Located in a quiet hamlet and with open rural views.

The main house is arranged over two floors. On the ground floor are an entrance hall with staircase to the first floor, lounge with log burner and a spacious kitchen with space for dining. On the first floor, three bedrooms one with an ensuite shower room, and a family bathroom.

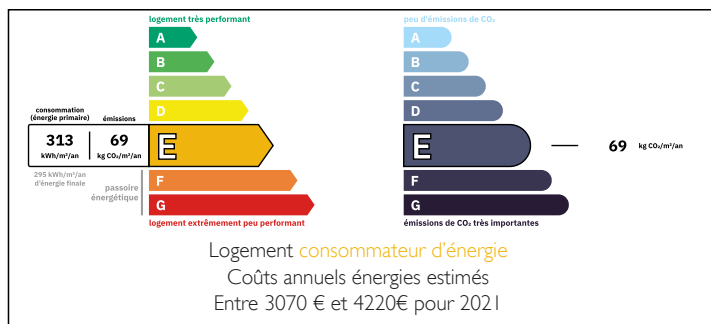
In addition to the log burner, heating is provided by oil-fired radiators.

A large barn is attached to the main house, ideal for storage, workshop space or possible conversion.

The separate stone cottage is perfect for guest accommodation or as potential rental income and had a new roof in 2025.

On the ground floor is an open-plan living space with lounge and log burner, and a corner fitted kitchen. There is also an external laundry room with WC (accessed from the kitchen)....

ENERGY - DPE



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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

Opposite the main house is another large barn, formerly used as a stable.

The houses and outbuildings are centred around a courtyard and set within a plot of over 5,000m², with a well, and beautiful countryside views.

The property is in the village of Merléac, which is less than a ten-minute drive from the larger town of Uzel, where you will find all amenities.

DETAILS

Main House – Ground Floor

- Entrance hall with stairs to the first floor
- Lounge (7.22m x 4.58m) with wooden flooring, beams, radiator, log burner and windows to front and rear
- Kitchen (15.78m x 3.05m) with tiled floor, under-stairs pantry cupboard, radiator, plumbing for washing machine, fitted cupboards, beams and windows to front and rear

Main House – First Floor

- Bedroom 1 (3.05m x 4.23m) with wood laminate flooring, fitted wardrobes, radiator, beams, and window. Ensuite (1.48m x 2.88m) with shower, washbasin and WC.
- Bedroom 2 (3.96m x 2.50m) with wooden laminate flooring small window, storage cupboard and radiator
- Bedroom 3 (2.75m x 4.10m) with wood laminate flooring, window and radiator, leading to a further small room
- Bathroom (2.75m x 1.80m) with wooden laminate floor, washbasin, sunken bath, WC, beams and Velux window

Cottage – Ground Floor

- Lounge with log burner, wood laminate floor, doors and windows to front and rear.
- Corner kitchen with fitted cupboards (30m²)
- Outside utility with WC, water heater and plumbing for washing machine (2.39m x 3.66m)

LOCAL TAXES

Taxe habitation: EUR

NOTES