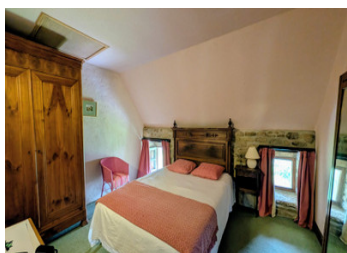


## Beautiful 3-Bed Thatched Cottage with Character, Stone Building to Renovate, Hamlet Location & 4,790m Gardens



## INFORMATION

Town:	Melrand
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	135 m2
Plot Size:	4790 m2



## IN BRIEF

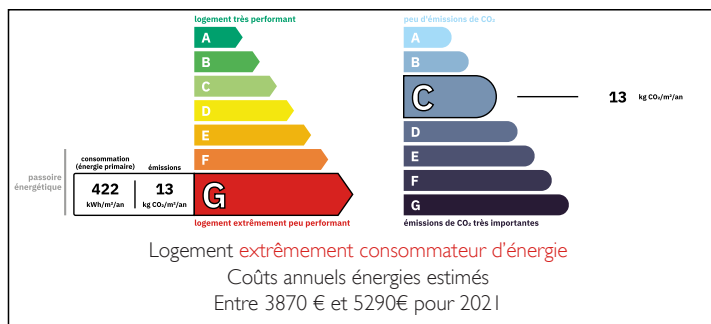
This delightful three-bedroom thatched cottage offers a rare opportunity to acquire a home of real character, combining traditional craftsmanship with extensive outdoor space. Tucked away in a peaceful hamlet, the property enjoys complete privacy and sits within 4,790m<sup>2</sup> of mature gardens and grounds. The main house features a traditional thatched roof, exposed stonework, and a warm, inviting interior with three comfortable bedrooms, ideal as a home or countryside retreat.

Attached is a substantial stone and thatched outbuilding, offering excellent potential for renovation into guest accommodation, studio, or gîte (subject to permissions).

Set within 4,790m<sup>2</sup> (just under 1.2 acres) of private gardens and grounds, the property enjoys space, seclusion, and natural surroundings.

Ideally located just 2km from the village of Melrand, offering local amenities, while retaining a tranquil rural setting.

## 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

The property comprises:

Ground floor:

Entrance into a hallway with exposed stonework. Opposite the entrance is a separate WC and shower room.

To the left is a fully fitted kitchen/diner (approx. 22.19m<sup>2</sup>) featuring a large stone fireplace with wood burner and direct access to the garden.

From the kitchen, a door leads into the attached stone building (approx. 41.50m<sup>2</sup>), which also benefits from a thatched roof and offers excellent renovation potential.

To the right of the hallway, a stone archway opens into a spacious lounge (approx. 39.59m<sup>2</sup>), full of character with exposed stone walls and beams. The room features a large stone fireplace with wood burner and multiple windows, creating a bright and airy living space.

First floor:

The staircase from the hallway leads to the first floor, comprising:

The master bedroom (approx. 23.66m<sup>2</sup>), offering a warm and rustic atmosphere with exposed stone walls, a high vaulted ceiling with beams, and a mezzanine en-suite bathroom.

Two further bedrooms (approx. 14.68m<sup>2</sup> and 13.75m<sup>2</sup>), both retaining the property's character with exposed stonework.

At the end of the corridor is a compact attic-style bathroom (approx. 4m<sup>2</sup>), combining rustic charm with modern fittings.

Outside:

The property is accessed via a gate opening onto a private garden of approximately 4,790m<sup>2</sup>, mainly laid to lawn with mature trees and open countryside views. Attached to the house is a rustic stone barn, complementing the overall character of the property.

This is a home with genuine heritage and presence, offering a rare combination of a fully usable residence alongside a significant renovation project. The thick..

## NOTES