

3 bedroom detached cottage, plus a room to be renovated in beautiful countryside. Large garden.



## INFORMATION

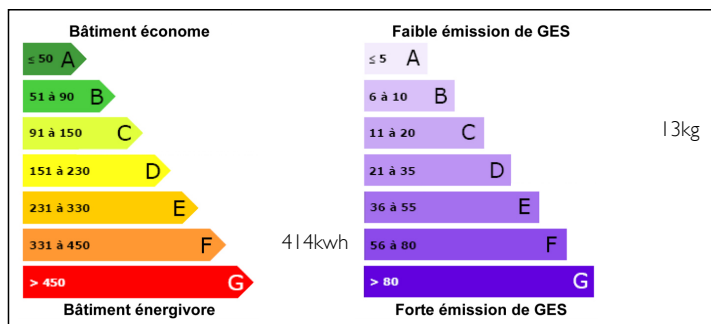
Town:	Merdrignac
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	76.6 m2
Plot Size:	3000 m2



## IN BRIEF

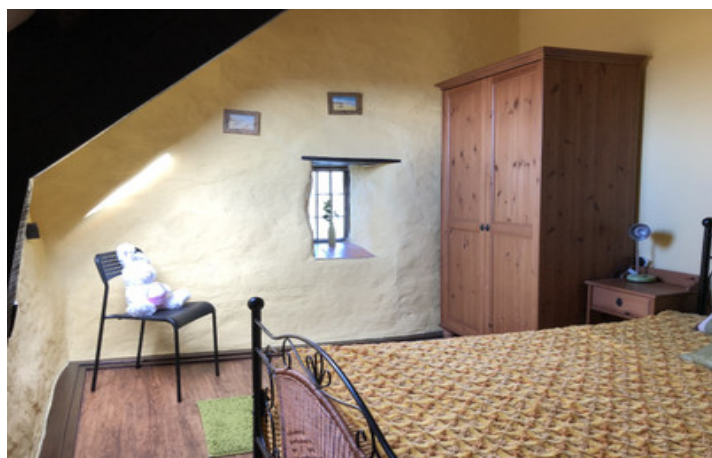
Situated just outside Merdrignac, the property has beautiful views over the countryside. The current owners have renovated the property over the last 30 years to a good standard but there is one more room to be completed. This room is 37m2 and has the potential to be a superb asset to the house. There is a large Breton fireplace in this room, ready to be brought back to life. The fosse does conform. Merdrignac is a vibrant town with a large supermarket, doctors, vets plus a good choice of bars and restaurants. The town is 40 minutes from the airport in Rennes and just over an hour to the port of St Malo. Being in central Brittany there are plenty of beaches within easy access. The nearest train station is in Broom. Fantastic country walks, the old railway track can be reached at...

## 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

On entering the property you go into the room to be renovated - 5.817 x 6.442. Bathroom with shower, toilet and sink 1.778 x 1.450. A bright kitchen with patio doors to the garden 4.182 x 2.916. Dining room currently being used as a lounge 4.262 x 2.826 with fabulous views of the fields across the road. The staircase leads up from the room to be renovated. Bedroom one has three double glazed velux windows with double aspect 5.952 x 4.005. Bedroom two at the back has a double glazed velux window and currently has two single beds 3.214 x 3.067. Bedroom three has a double glazed velux window and a feature window 4.220 x 2.906.

The front garden is fenced. The property is next to a road but it is not busy and passing vehicles are mainly tractors. The garden is 3000m<sup>2</sup> and has a good selection of fruit trees and mature shrubs. There is a large shed 5m x 3m, with a ramp at the double door entrance, ideal for all the gardening equipment and furniture.

-----

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

## LOCAL TAXES

**Taxe foncière: 581 EUR**

**Taxe habitation: 721 EUR**

## NOTES