

Fantastic 4 bedroom house with 2 bedroom stone house to finish, stone garage and large workshop with 1 hectare



INFORMATION

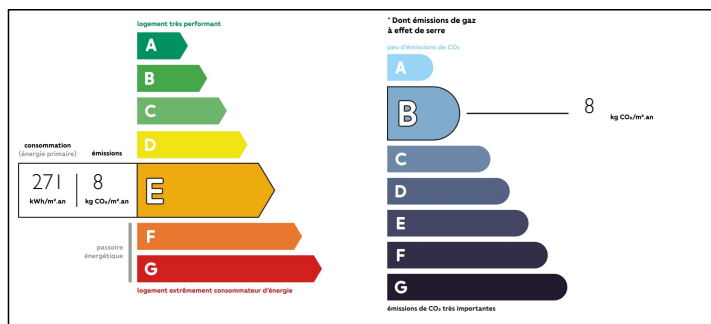
Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	100 m2
Plot Size:	12018 m2

IN BRIEF

This property has so much to offer - a spacious, charming four-bedroom house with plenty of character. A second house to finish with two bedrooms, garage and workshop! All of this set on just over a hectare of land! Income potential, Gite potential.



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 Main House 100M²

- Living room with wood burner
- Kitchen
- Utility room
- WC

Upstairs

- Spacious landing
- Main bedroom with ensuite shower room
- Three double bedrooms
- Shower room with WC

House n°2 to be finished 80M²

- Kitchen
- Lounge with stunning fireplace

Upstairs

- Two bedrooms both with ensuite shower rooms
- Attic
- WC

Garage of 90M² which was re built in only a couple of years ago.

New roof.

Workshop of 90 M² with concrete floor and electric

Outside

- Field to the rear of the outbuildings
- Garden to the front of the house with a variety of fruit trees. Fully fenced.
- Patio with stunning barbecue area
- Wood store to the side of the house

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

NOTES