

Stone and granit property .4 bedroom property with garage and large garden . Near MERDRIGNAC



INFORMATION

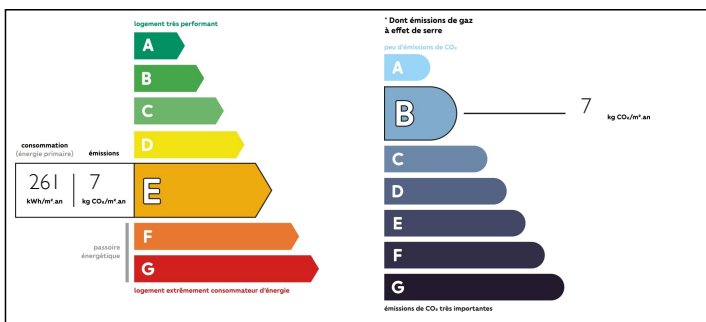
Town:	Merdrignac
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	1700 m2

IN BRIEF

Perfect Family Home with Potential Situated just minutes away from the bustling town of Merdrignac, and a mere 45-minute drive from Rennes and the picturesque coast within an hour, this property offers the ideal blend of convenience and tranquility. Set amidst over 1,700m2 of constructible land, The main entrance welcomes you through exterior stairs into an open-plan kitchen diner and lounge area. Featuring tiled floors and a modern kitchen, the cozy lounge area leads to two raised verandas offering breathtaking countryside views.

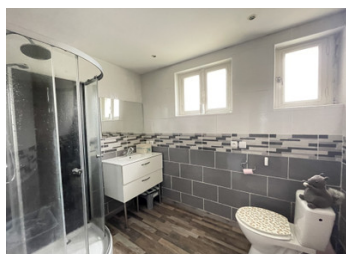
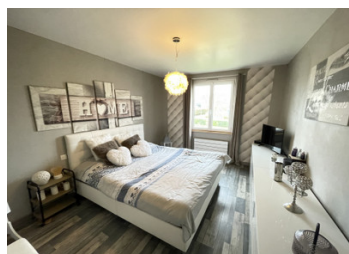


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 440 EUR

NOTES

DESCRIPTION

On the ground floor, you'll find a spacious double bedroom with a modern bathroom next door. Ascending to the first floor reveals three additional double bedrooms and a dressing room. Moreover, the same floor provides access to the loft, offering the possibility of adding another bathroom if desired.

One of the highlights of this property is its sous-sol, boasting over 60m² of space. Currently utilized as a bedroom by the current owners, this area holds potential for various uses such as a studio or workshop, with ample room for a utility area and even a car.

Completing this family home is a driveway with parking for two cars and a garden laid to lawn, offering space for animals, a vegetable patch, or any other outdoor pursuits. The renovation of this property has been carried out with taste and flair, creating a welcoming space that must be seen to truly appreciate its potential.

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