

A beautiful stone longère with land in a quiet location.



INFORMATION

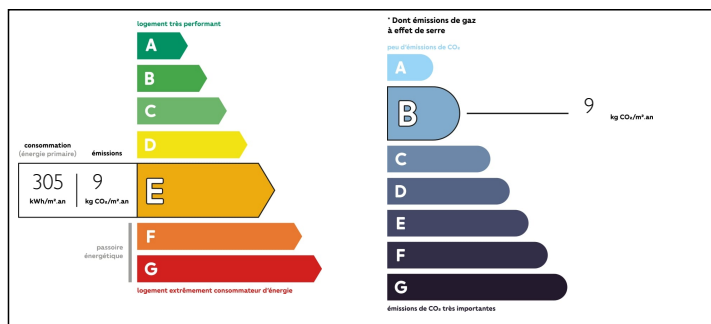
Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	96.05 m2
Plot Size:	2493 m2

IN BRIEF

This lovely property would make an ideal family home. As well as a large kitchen and a good sized dining room/sitting room on the ground floor, there is also a laundry room, which could easily be converted into a second bathroom. Upstairs can be found 3 double bedrooms, one of which is currently used as a second sitting room, as well as a slightly smaller bedroom which would make an ideal child's bedroom or study. The central heating and hot water are provided by a wood burning range cooker in the kitchen, although in the less used bedrooms, heating is provided by electric convection heaters. There is also a hot water tank for the summer when the range cooker is not in use. Outside can be found a lovely garden room as well as a good sized piece of land with stunning views over the countryside, which currently plays...



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.



NOTES

DESCRIPTION

Property details (all measurements are approximate):

Ground floor:

Kitchen with range cooker and door to front garden - 20.62m².

Dining room/sitting room with wood burner with entrance door - 34.57m².

Laundry room - 9.92m².

Upstairs:

Bedroom with radiator and built-in cupboard - 17.30m².

Landing with radiator.

Bedroom with electric convection heater - 9.23m².

Child's bedroom/study with convection heater - 8.76m².

Bedroom (currently used as 2nd sitting room) with 2 convection heaters - 16.22m².

Outside:

Garden room/potting shed - 13.54m².

Distances (all approximate):

Pont-Melvez - 4.1kms.

Bulat-Pestivien - 8.3kms.

Callac - 14.9kms.

Guingamp - 19.1kms.

Brest airport - 97kms.

Roscoff ferry port - 73.5kms.

Beach at Plestin-les-Grèves - 40.1kms.

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