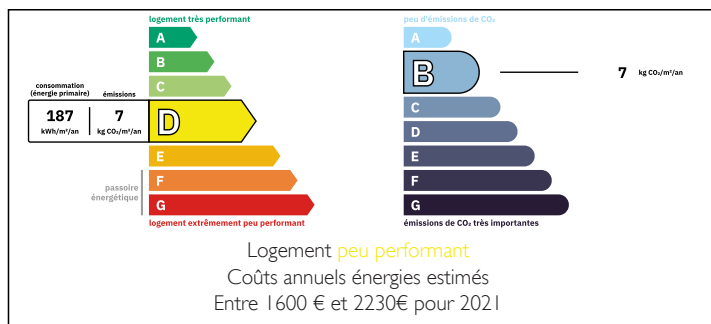


Detached beautifully presented property with attached cottage, further house to renovate and 5958m2 of land



## ENERGY - DPE



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Pont-Melvez   |
| Department: | Côtes-d'Armor |
| Bed:        | 4             |
| Bath:       | 3             |
| Floor:      | 133 m2        |
| Plot Size:  | 5958 m2       |

## IN BRIEF

A beautifully-presented home which is immediately ready for its new owners to move into. With an additional attached one-bedroom cottage, there is income potential, or separate accommodation for family guests.

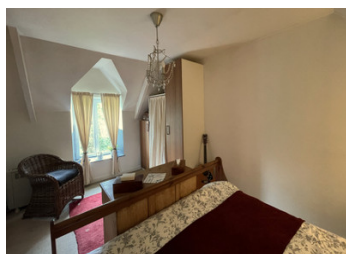
A sweeping driveway, with space for multiple cars, leads to the main house.

The ground floor includes a lounge with stone chimney and log burner, a fitted modern country-style kitchen, with electric oven and induction hob and a dining room/office, which could be used as a third bedroom. Doors lead to the outside terrace and garden. There is also a shower room, with WC, on the ground floor.

On the first floor are two double bedrooms and a family bathroom, with shower over bath, WC and washbasin.

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 windows are double glazed on both properties (with the exception of one window in the cottage) and they are heated by electric radiators, and a log burner. Both properties are connected to mains drainage.

Externally are a large garage, and a second property - a stone cottage over two levels, with a separate road access, and which could be renovated to create further living space.

Set on 5958m<sup>2</sup> of land, which has previously had planning permission to construct additional homes, but would also be practical for a smallholding. The garden has established plants and trees and a vegetable plot.

## LOCAL TAXES

**Taxe foncière: 863 EUR**

Situated in the pretty village of Pont Melvez, the property is within walking distance of local amenities. The small towns of Bourbriac and Callac are a short drive, and there you will find supermarkets, banks, etc

The larger medieval town of Guingamp is a 20-minute drive away and has all amenities, including a train station with high-speed rail connections to major cities. There is also a useful railway connection from Pont Melvez to Guingamp/Carhaix.

## NOTES

### DETAILS

#### MAIN HOUSE – Ground Floor

Kitchen (2.91m x 5.15m) with fitted units and pan drawers, an electric oven, 4-ring induction hob, extractor fan, sink with drainage unit and radiator point. Windows to front, and glazed door leading to the dining room/office.

Lounge (4.76m x 4.89m) with tiled floor, stone fireplace with log burner, electric radiator and window. Understairs storage cupboard.