LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29482YGA22 Price: 230 000 EUR

agency fees to be paid by the seller

Not far from the sea in a peaceful setting, superb 5-bedroom property set in 8100 m2 grounds with 92 m2 hangar

EXCLUSIVE















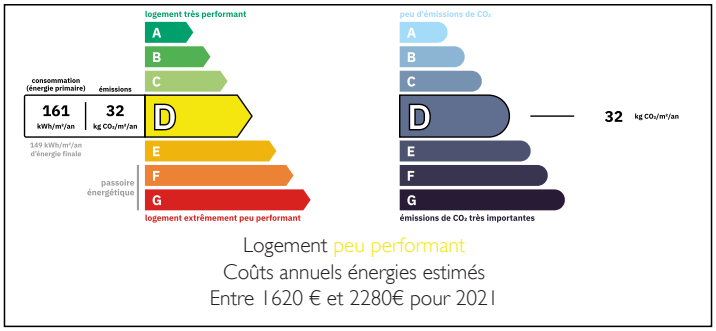
INFORMATION

Town:	Le Merzer
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	8100 m2

IN BRIEF

Situated in a quiet location just twenty minutes from a wide choice of beaches, in a small, peaceful commune, this very pretty stone property comprises 5 bedrooms, including a master suite on the ground floor. You will be seduced by the peace and space, the spaciousness and the luminosity of this home. Central heating is provided by an oil-fired boiler. A wood-burning stove and a pellet-burning stove complete the comfort. The spacious fitted kitchen opens onto the dining room, ideal for cosy meals by the fireplace. The west-facing sitting room is an inviting place to relax, and the master bedroom suite is just the place for a well-deserved rest. Upstairs, the three generously proportioned bedrooms and study have a beautiful bathroom at their centre. Above, a large attic awaits your ideas. An ideal property for a horse or...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1620 € et 2280€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**755 EUR**

NOTES

DESCRIPTION

GROUND FLOOR :

- From the east entrance, a corridor with WC and wash-hand basin.
- A very pleasant living room of over 33 m2 with an open-plan kitchen opening onto the large living/dining room with its fireplace and wood-burning stove installed last year. The large sliding bay window provides direct access to the garden.
- A large lounge with a ceiling height of over 3 metres, including a pellet stove and a west-facing entrance.
- A beautiful master suite with shower and vanity unit.
- A boiler room/laundry room equipped with an oil-fired boiler.
- A workshop with a convertible attic above.

ON THE FIRST FLOOR, ON A HALF-LEVEL :

- A 21 m2 attic bedroom.
- A study with numerous cupboards.

ON THE FIRST FLOOR :

- Two beautiful bedrooms with wardrobes and high ceilings.
- A bathroom with corner bath and double washbasin unit.

ON THE SECOND FLOOR :

- A large attic suitable for conversion.

OUTSIDE :

- A large fibre cement hangar measuring 92 m2, ideal for a professional activity or simply for storage.
- An outbuilding that could potentially be used as a horse stall. The surface area of the land makes this possible.