LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42727GCA22 Price: 315 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (300 000 EUR without fees)

Set in a quite hamlet in the heart of the village, charming six-bedroom character property







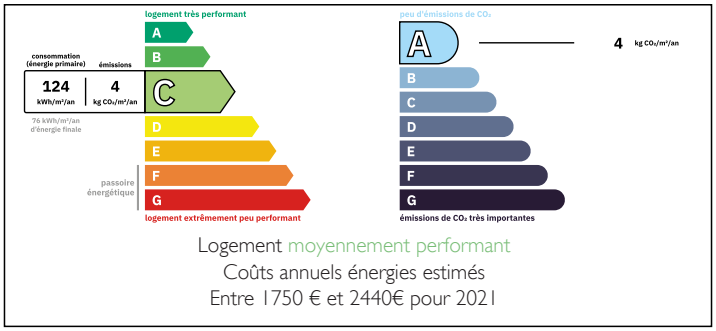








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1750 € et 2440€ pour 2021

INFORMATION

Town:	Merléac
Department:	Côtes-d'Armor
Bed:	6
Bath:	3
Floor:	210 m2
Plot Size:	2855 m2

IN BRIEF

The interior has been beautifully renovated, retaining the charm and features of the original house, and is spacious and luminous throughout.

On the ground floor, the entrance hall leads to a spacious lounge with log burner, and a feature bar area, cleverly created from the house's former cider press. There is also a fitted kitchen with access to the front and rear terraces, a useful laundry/rear kitchen, and a shower room with WC.

The first floor is arranged over two levels. To one side are three bedrooms and a mezzanine area currently used as an office. To the other side are two further bedrooms, a family bathroom and a separate WC.

The second floor offers two additional bedrooms and a further bathroom.
The property is set within a private, gated courtyard.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **1186 EUR**

NOTES

DESCRIPTION

An adjoining outbuilding/garage connects directly to the lounge, offering excellent potential to extend the house further. In addition, there is a separate garage with space for two vehicles and an electric car charging point. A large barn is attached to the garage.

The gardens extend to the side and rear of the house and are mainly laid to lawn with established fruit trees. A well, along with front and rear terraces, further enhance the outdoor space. At the far end of the garden, a small outbuilding provides useful storage.

Heating is provided by radiators powered by a ground source heat pump, complemented by the log burner in the lounge. There is also an additional electric water heater in one of the first-floor bathrooms. The property benefits from mains drainage.

The property is in the village of Merléac, which is less than a ten-minute drive from the larger town of Uzel, where you will find all amenities.

Additional Details

GROUND FLOOR

- Entrance Hall (1.99m x 4.44m) with tiled floor and understairs storage
- Lounge (5.48m x 11.59m) with tiled floor, feature bar, windows to both sides and doors to front courtyard and rear garden. Door to outbuilding/garage
- Kitchen (3.30m x 5.60m) with tiled floor, gas hob, extractor, integrated dishwasher and integrated fridge. Door to rear terrace.
- Laundry/Rear Kitchen (3.41m x 5.55m) with boiler, plumbing for washing machine and tiled floor.
- Shower room (1.65m x 1.68m) with WC, washbasin and walk-in shower.

FIRST FLOOR

- Landing with shelving storage, leading to