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House for sale in Merdrignac in Brittany

Merdrignac , Côtes-d'Armor , Brittany



€416,000

inc. of agency fees

7 Beds 2 Baths 262 sqm 4.25 ha

A charming property that exudes simplicity and calm ... it offers an ideal place to live to settle your family et offers thanks to its location, its land...

At a Glance

Reference MFH-DIN12252-CC

Near to Merdrignac

Price €416,000

Bed 7

Bath 2

Hab.Space 262 sqm

Land 4.25 ha

Pool No

Land Tax N/A

Property Description

A charming property that exudes simplicity and calm ... it offers an ideal place to live to settle your family et offers thanks to its location, its land and its outbuildings, many possibilities for developing various activities depending on your projects. The whole benefits from a pleasant, bucolic setting, a small country hamlet, far from nuisances and close to nature, no need for a car to go for a walk, lots of small paths to explore the countryside, 3 km from Merdrignac, an attractive and dynamic town with a weekly market, leisure center with pond, Hardouniais forest and all shops and services, the town is well served, with access to the N164 to reach Rennes in 45 minutes, The main building, a former Manor, has been carefully and tastefully furnished with a concern for respecting and highlighting the character elements. The main part offers a large entrance serving on one side the living room with superb high ceilings and fireplace, and on the other the fitted kitchen / dining room with wood stove. Upstairs, beautiful parquet flooring throughout, spacious landing serving 3 beautiful bedrooms, one with dressing room, shower room and an office, The attic on the 2nd floor with its magnificent framework, would be ideal to create two additional bedrooms. The adjoining part is very pleasant with living room and 3 bedrooms bathroom, Completely modular to be a large house or become 2 separate units for seasonal rental for example. The property is located on a wooded and flowered plot with orchard, large courtyard, shed, old stable, and a few steps away, a pretty grassy meadow and a clearing, a wood and 2 ponds, perfect for recharging your batteries! (4.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	2
Price	€416,000

Key Information

Internal Area: 262 sqm

Land Area: 4.25 ha

Property Features:

- Orientation: sud

Has a Garden Yes

Location: Brittany



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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S. and L. BROWN



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