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House for sale in Megrit in Brittany

Megrit , Côtes-d'Armor , Brittany



€294,000

inc. of agency fees

3 Beds 123 sqm 0.14 ha

Nestled in the heart of the Breton countryside, in a peaceful and green setting, this charming stone house is full of character and will win you over...

At a Glance

Reference MFH-DIN12573-IM

Near to Megrit

Price €294,000

Bed 3

Pool No

Hab.Space 123 sqm

Land 0.14 ha

Land Tax N/A

Property Description

Nestled in the heart of the Breton countryside, in a peaceful and green setting, this charming stone house is full of character and will win you over with its authenticity, natural light, and pleasant living environment.

Just 8 minutes from Broons and the N12 (Rennes-Saint-Brieuc main road), as well as the train station, and 20 minutes from the medieval town of Dinan, the property enjoys an ideal location—quiet yet close to all amenities.

On the ground floor, you'll find a beautiful dual-aspect living space with a kitchen and dining area enhanced by a built-in fireplace, perfect for cosy winter evenings, along with a welcoming lounge featuring a wood-burning stove. A shower room completes this level.

Upstairs, there are two comfortable bedrooms, and a spacious mezzanine provides a versatile area for relaxing or working from home—ideal as a reading nook or office space—which could be converted into two additional bedrooms and a bathroom.

Outside, the property offers a generous 1,390 m² enclosed and landscaped plot, which is also constructible, allowing for further development potential. The well-maintained garden includes several distinct areas: an orchard with fruit trees, a vegetable garden, a peaceful seating area, as well as a 20 m² chalet, a workshop, and a covered area.

A perfect property for nature lovers in search of a tranquil lifestyle while remaining close to major routes.

A must-see! (5.00 % fees incl. VAT at the buyer's expense.)

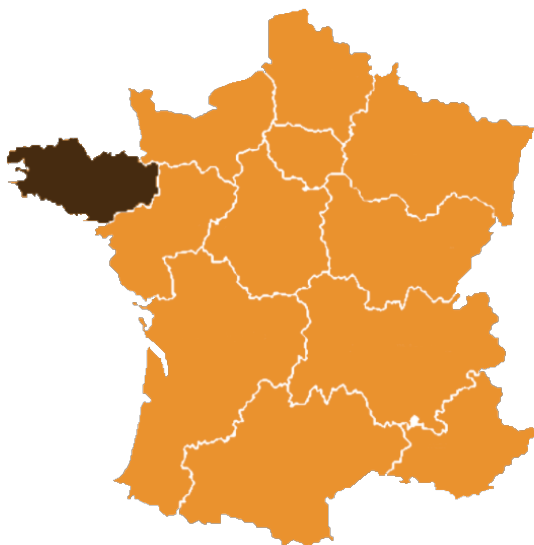
Summary

Property type:	House
Bedrooms:	3
Price	€294,000

Key Information

Year Built:	1787
Internal Area:	123 sqm
Land Area:	0.14 ha

Location: Brittany



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S. and L. BROWN



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