



Stéphane Philippe Capifrance

## House

MERLEVEZ (56)

**249 500 €\***

\* Agency fees to be paid by the seller



73 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Discover this charming house located in the heart of the town of Merlevenez, offering a peaceful living environment while being close to amenities. You can easily walk to the center of the town, where you will find restaurants, a bakery, a hairdresser and much more. In addition, you will be only about 10 minutes from the preserved beaches of Magouer and Lines, offering an ideal lifestyle between city and nature, on the Gâvres peninsula. This bright house is surrounded by a well-kept garden, providing an ideal outdoor space for enjoying al fresco dining or simply relaxing in the Breton sun. The interior layout of the house consists of a living room and a living room opening onto an equipped kitchen on the ground floor, thus offering a friendly and functional living space. Upstairs, you will find three comfortable bedrooms as well as a fitted bathroom with bathtub. A garage completes this property. The strong points of this property include heat pump heating, recent construction dating from 2021 with the possibility of benefiting from the ten-year guarantee on certain elements, and of course, the proximity to the town center with its services and shops as well as the presence of a paramedical center and health professionals nearby. In addition, you will appreciate the municipal library just a few steps from your home, offering easy access to culture and knowledge. Don't miss the opportunity to acquire this comfortable and well located house in Merlevenez. Contact us today to arrange a visit and discover all its advantages. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Stéphane PHILIPPE**

**LANESTER (56600)**

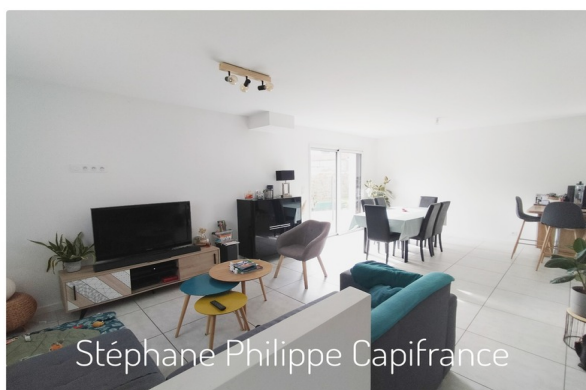
Agent

RSAC : 878 641 927 00016

Courts service city :  
LORIENT

**(+33)7 82 37 55 80**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 847781

Property type ..... House

### SURFACES

Living space ..... 73 m²

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 3

Number of bathrooms ..... 1

### DPE/GES

DPE ..... 108

GES ..... 3

### APPENDIX

Parking ..... garage

Garage ..... 1

Videophone ..... Non



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle