

Discover this delightful 5 bedroom detached house with garage, woodland & garden of 3729m2



## INFORMATION

Town:	Maël-Carhaix
Department:	Côtes-d'Armor
Bed:	5
Bath:	1
Floor:	112 m2
Plot Size:	3729 m2

## IN BRIEF

Situated at the end of a quiet lane you will find this spacious 5 bedroom house that would make a wonderful family or holiday home. There is a Primary school, doctors, shops and stunning lake and park are all only a short walk away.

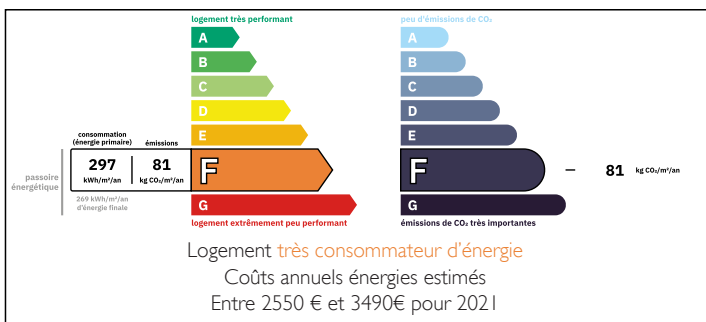
A fantastic opportunity to make this house your own, the house sits on a plot of 3729m<sup>2</sup> of land and has a lovely variety of trees and shrubs.

The house is also on main drains and water.

This lovely house is habitable but in need of updating.

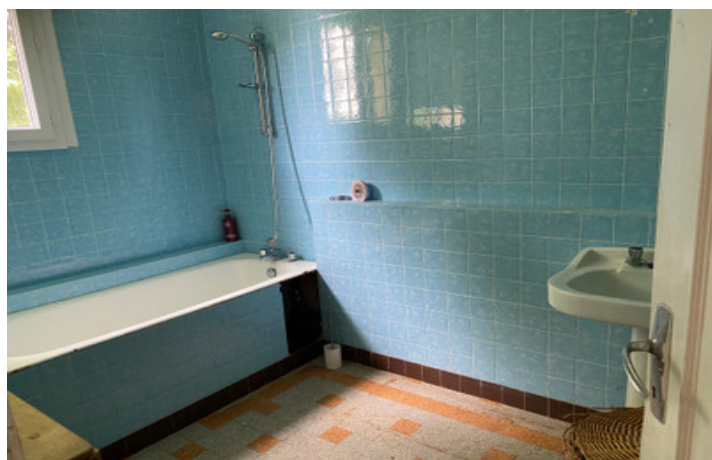


## ENERGY - DPE



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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.



## DESCRIPTION

### The House

Step into a haven of peace just waiting for your personal touch. This 5-bedroom home, with a conservatory entrance, offers a comfortable living room, dining room and kitchen ready for your culinary magic.

Upstairs, you'll find 5 spacious bedrooms, perfect for relaxing.

Below, there's a garage and laundry room - storage is guaranteed! The grounds stretch all the way around, giving you a lovely outdoor space. To the rear, there's beautiful woodland and a large barn for added enjoyment.

The village of Mael Carhaiix has everything you need - doctors, shops and more - within walking distance. Better still, dream coastal locations such as Roscoff and Saint-Malo are within easy reach.

Of course, the house could do with a little refreshing, but believe us, the potential is enormous and the effort worthwhile.

### Entry into the Conservatory

Long Hallway of 7m<sup>2</sup> with 3 large rooms leading off of it.

Lounge 16m<sup>2</sup> looking out to the front.

Dining room with direct access through to the kitchen 16m<sup>2</sup>

Spacious Kitchen with fitted cupboards 10m<sup>2</sup>

Bathroom with tiled walls and shower attachment.

Washbasin. Separate WC

### Upstairs

#### Landing

5 spacious bedrooms measuring 10m<sup>2</sup>, 12m<sup>2</sup>, 10.5m<sup>2</sup>, 11m<sup>2</sup> and 9m<sup>2</sup>

### Basement

## LOCAL TAXES

Taxe habitation: EUR

## NOTES