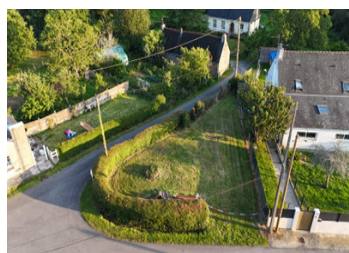


OFFER ACCEPTED 4 bedrooms, in the heart of Lambel/Le Petit Bois. The coast is 29kms approx.

EXCLUSIVE



INFORMATION

Town:	Camors
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	847 m2

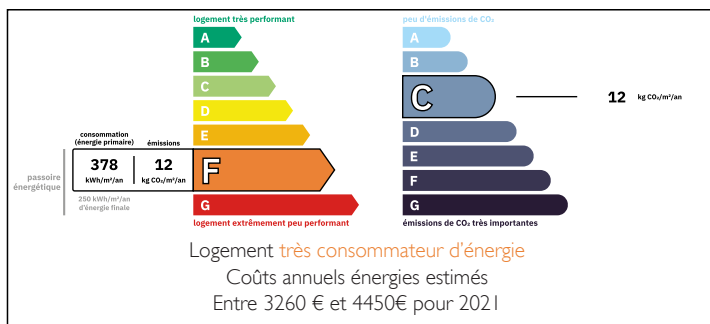
IN BRIEF

OFFER ACCEPTED Charming semi-detached House in a Picturesque and Tranquil Forest Setting. Baud and Pluvigner are within a 9 mins drive.

The stunning beaches of Carnac Plage and Trinité sur Mer are easily accessible. The TGV goes from Auray 30 mins away and reaching Paris in 3 hours makes this property an ideal family home or a holiday retreat.

The sale has the added bonus of including a corner plot across the road of 228M2 on which a 47M2 foot print building can be constructed and possible with another floor. or indeed would make a lovely vegetable growing area.

ENERGY - DPE



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.



DESCRIPTION

OFFER ACCEPTED Charming House in a Picturesque and Tranquil Setting

Lovely semi-detached house nestled in the heart of Lambel Camors in the midst of the enchanting Camors forest with easy access to Baud and Pluvigner within 9 mins drive and offering a blend of rustic charm and modern comfort.

This property makes an ideal family home or a holiday retreat, providing peace and tranquility surrounded by nature.

Conveniently located for the stunning beaches of Camac Plage and Trinité sur Mer and the equally accessible bustling cities of Vannes and Lorient as well as the TGV from Auray reaching Paris in 3 hours - thus combining the tranquility of nature without sacrificing easy access to coastal beauty spots and cities, affording a connected lifestyle.

The surrounding forest has great walking and mountain bike trails as well as a zip line park which offers endless fun and challenges to all age groups. The bar/cafe is open all day, and in the evening often has live music.

In recent years the station in Lambel was renovated and in the summer it runs train journeys through the Blavet valley.

This charming lovingly maintained property provides four spacious bedrooms and two bathrooms spread over two floors, including a master bedroom with an en-suite, plus a family bathroom.

The large, well-equipped kitchen is perfect for family gatherings and al fresco entertaining thanks...

LOCAL TAXES

Taxe foncière: 624 EUR

Taxe habitation: EUR

NOTES