

UNDER OFFER - Charming 2 bedroom house in Mael Carhaix with Garden



INFORMATION

Town:	Maël-Carhaix
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	296 m2

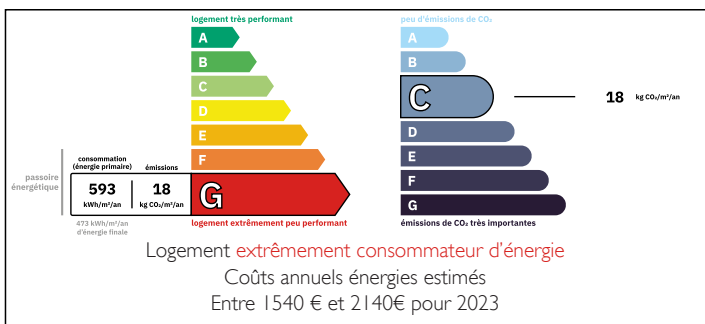
IN BRIEF

Nestled in a friendly hamlet just a short stroll from the heart of Maël-Carhaix, this delightful two-bedroom property offers both village charm and countryside tranquility.

Whether you're seeking a comfortable permanent residence, a charming holiday home, or a rental opportunity, this two-bedroom gem in Maël-Carhaix offers the perfect balance: practical ease, natural beauty, and genuine Breton community spirit.

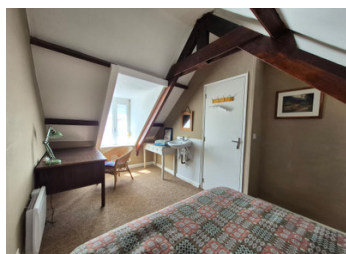


ENERGY - DPE



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

Property Features

Ground Floor: A lovely kitchen opens directly onto the lush garden and patio—a perfect spot for morning coffee or alfresco meals. The adjacent lounge is practical and bright.

First Floor: Two generous double bedrooms provide comfort and space. A contemporary shower room adds convenience and functionality.

Outdoor Space

Enjoy a private garden with a paved patio area—ideal for relaxing, entertaining, or enjoying the Breton sunshine.

Maël-Carhaix itself, with around 1,500 inhabitants, boasts a remarkably well-served center for its size, including a bakery, grocery/gift shop, post office, bank, pharmacy, hair salon, cafés, and restaurants. Medical services are also impressive: the town supports eight general practitioners, nine nurses, a physiotherapist, a pharmacy and ambulance service—all unusual in this rural part of Brittany

Outdoor enthusiasts will appreciate easy access to the voie verte, former railway tracks-turned walking and cycle paths that connect the village to the Nantes-Brest canal, and from there to scenic woodlands and waterways.

Why You'll Love It

Village convenience: All essentials (shops, post office, cafés, healthcare) within walking distance.

Nature on your doorstep: Garden plus immediate access to lakeside strolls and trail networks.

Regional appeal: Close to Brittany's largest lake, canals, and even festivals like the famous Vieilles Charrues in Carhaix (10 km away).

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES