

## Charming 2 bedroom house in Mael Carhaix with Garden

EXCLUSIVE



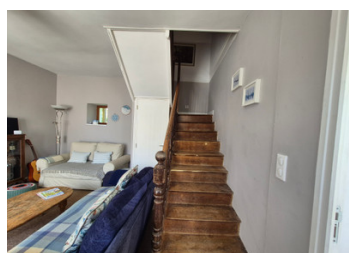
## INFORMATION

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

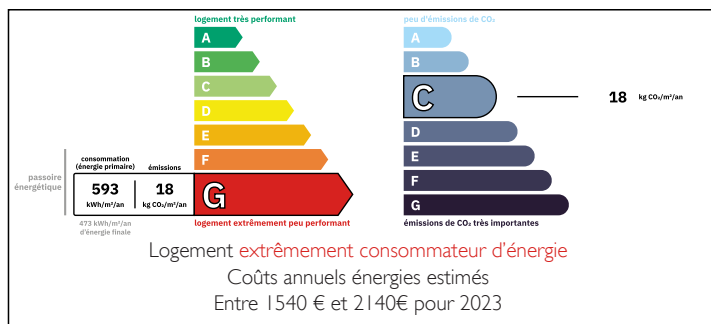
## IN BRIEF

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.

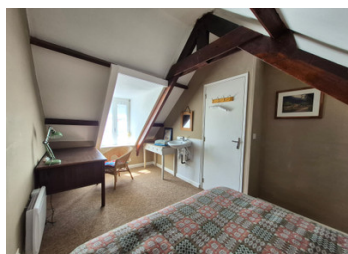


## ENERGY - DPE



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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

### Property Features

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

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.

Located just across from a picturesque pond—the Étang des Sources aka “Jardin d'Eau”—this home enjoys direct access to walking trails, a sandy beach, paddling, picnic areas, play spaces, and even kayak and pedal-boat rentals

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,

## LOCAL TAXES

Taxe habitation: EUR

## NOTES