

Lovely 3 bedroom house with beautiful garden. Bespoke woodwork throughout in Carnoët - Near Duault



## INFORMATION

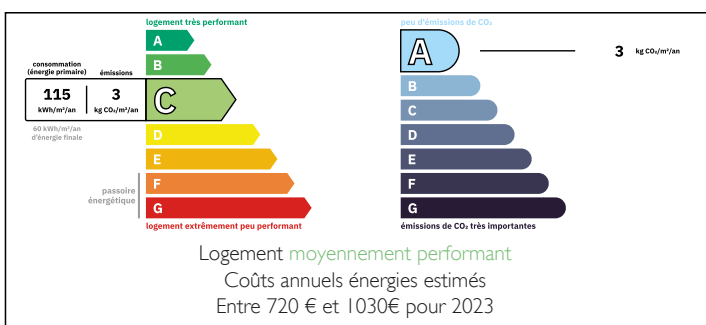
Town:	Carnoët
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	73 m2
Plot Size:	1310 m2



## IN BRIEF

Charming 3-bedroom house in Carnoët, featuring bespoke woodwork, a beautiful garden, and easy access to the river for fishing. Downstairs bedroom and shower room, spacious lounge with pellet burner, and modern kitchen. Excellent energy rating with heat pump cheap to run. Garage, greenhouse, and beautifully maintained grounds complete this perfect home.

## 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

This delightful 3-bedroom house in Carnoet, but close to Duault combines charm, comfort, and practicality. Featuring bespoke woodwork throughout, the property has been carefully maintained with works done across the home.

On the ground floor, you'll find an entrance conservatory, a modern kitchen, a spacious lounge with a pellet burner, a bedroom, and a shower room—perfect for guests or those preferring single-level living. Upstairs are two further bedrooms, providing ample space for a family.

The house sits in the most beautiful gardens, including a greenhouse and plenty of outdoor space to relax or entertain. A garage adds convenience, while the property benefits from a heat pump, making it cheap to heat and energy efficient. There is a barn for storage, wood store and plenty of outside storage.

Located close to the river, this home offers easy access for fishing and leisure. A nearby train stop ensures quick and easy travel to surrounding towns. Combining elegance, comfort, and excellent energy efficiency, this property represents a fantastic opportunity for a family home or investment.

Carnoet is a charming village.

Larger towns, including Carhaix and Callac, are nearby, providing shops, markets, and other amenities. A nearby train stop ensures quick and easy travel to surrounding areas.

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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