

Offer accepted. Stunning 3/4 bedroom stone cottage, beautiful garden, ready to move into.

EXCLUSIVE



## INFORMATION

Town:	Le Cambout
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	490 m2

## IN BRIEF

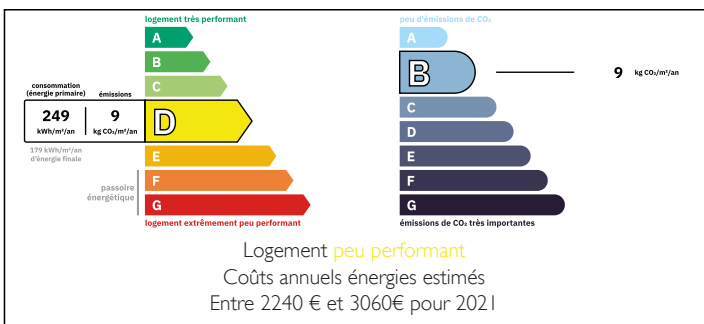
This property will not be available for long! Nestled in the peaceful countryside of Le Cambout, just a short drive from Plumieux, this beautifully presented 3–4 bedroom cottage perfectly combines character, comfort, and style. On the border of Cotes d'Armor and Morbihan, equal distance to the North or the South coast of Brittany.

The property has been tastefully renovated, offering a warm and inviting interior with a flexible layout. Bright and spacious living areas flow effortlessly, making it ideal both as a family home or a tranquil retreat.

The cottage features three bedrooms, with the option of a fourth bedroom, home office, or guest space—perfect for adapting to your needs.

Outside, the home is set within a lovely, well-maintained garden, providing a private haven

## 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

The gravelled driveway next to the house easily fits two vehicles and a pretty archway leads to the house and a pretty gravelled courtyard. The main entrance is into the kitchen. A huge, bright space with room for dining table and relaxing area next to the patio doors leading to the garden. The fitted kitchen has inbuilt fridge/freezer, dishwasher and washing machine plus an efficient wood burner - a really well equipped versatile kitchen.

Leaving the kitchen and going through to the lounge there is a separate WC with sink. The lounge is a large room with tiled floor bursting with character including exposed beams and stone wall. There is a very efficient wood burner in one corner which adds to the cosy effect.

On the ground floor there is also a bedroom with large storage space.

Stairs lead up from the lounge to the first floor. The vendors have cleverly used the space on the landing as a small library area. To the right are two rooms, currently both used as bedrooms and a family bathroom. The main bedroom is a beautiful space with inbuilt wardrobe and a fixed air con unit. A secret door leads to a stunning bathroom with a free standing bath, cleverly designed shower, sink and WC.

The rear garden, accessed from the kitchen patio doors is beautiful. There is a covered terrace next to the house with an external wood burner to...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES