

## Detached Stone Country Home with Character and Space!

EXCLUSIVE

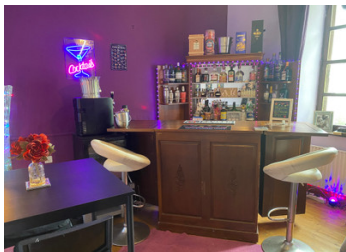


## INFORMATION

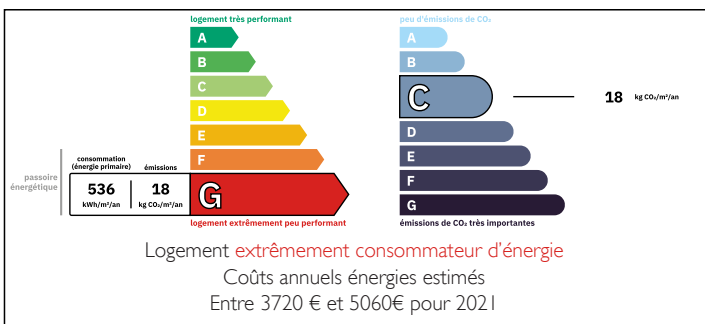
Town:	Carnoët
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	126 m2
Plot Size:	2720 m2

## IN BRIEF

Set in a rural location, this beautiful detached stone property offers the perfect blend of traditional character and modern comfort. Full of charm and curb appeal, the home features an attractive stone façade, spacious accommodation, and generous outdoor space. In the garden is a Swim-Spa. What is a swim spa? It's the best of a hot tub and a pool in one!



## 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

Inside, the property offers a warm and welcoming interior with a cosy living room, a well-equipped fitted kitchen with dining area, and bright, comfortable living room and bar. This can be changed back to a downstairs bedroom, if needed. Exposed beams, natural materials, and tasteful décor enhance the character of the home while maintaining a practical layout for everyday living.

Entrance in to the house either via the living room or Kitchen. There is also a door leading out to the back garden.

There is a downstairs shower room and WC and also a separate bathroom.

Upstairs, the property benefits from 2 well-proportioned bedrooms with walk in wardrobes, ideal for family living or hosting guests.

Externally, there is a gravel driveway providing ample parking, an attached garage used for storage, and surrounding garden space perfect for relaxing or entertaining. The attractive setting and traditional Breton style make this home ideal as a permanent residence or holiday retreat.

A wonderful opportunity to acquire a character property in the countryside, ready to move into and enjoy.

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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 foncière: 400 EUR**

**Taxe habitation: EUR**

## NOTES