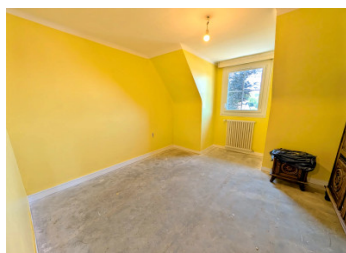


Impressive 6-Bedroom Detached Stone House with large garden, Full Basement & Scope to make it your own!



INFORMATION

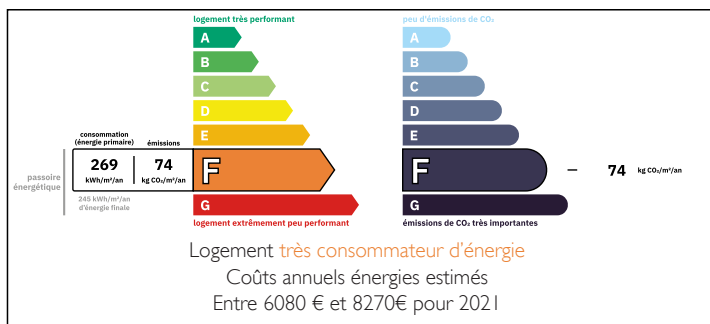
Town:	Locarn
Department:	Côtes-d'Armor
Bed:	6
Bath:	2
Floor:	189 m2
Plot Size:	2000 m2



IN BRIEF

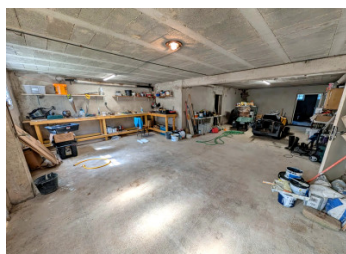
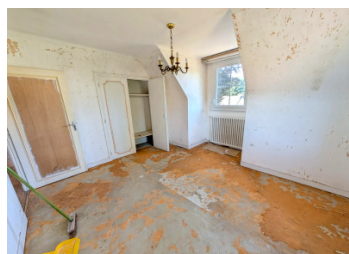
Set within approximately 2,400 m² of beautifully established gardens, this substantial detached stone house combines generous living space, character and excellent future potential. Offering six bedrooms, a full basement, garage and mature private grounds, the property has already undergone extensive improvement works, allowing the next owner to enjoy the home immediately while completing a few cosmetic finishing touches to suit their own taste. Recent investment includes new double glazing throughout, upgraded electrics, a serviced central heating system, new WC installations and a spacious contemporary kitchen nearing completion. With the expensive infrastructure already addressed, this is an excellent opportunity to acquire a large family home, holiday retreat or rental investment in the heart of Brittany.

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 impressive detached stone house offers spacious accommodation over three levels and sits within attractive mature gardens extending to approximately 2,400 m², providing privacy, established trees and delightful outdoor living.

Ground Floor

The welcoming entrance hall leads to a bright and spacious fitted kitchen, recently modernised and close to completion. The generous lounge and dining room features an open fireplace, creating a warm and inviting family living space.

Also on the ground floor are a comfortable double bedroom, a practical utility/laundry room with fitted cupboards, a family bathroom and a separate WC. Doors open onto an elevated terrace overlooking the beautiful gardens.

First Floor

The first floor offers five further bedrooms, making the property ideal for a large family, visiting guests or home-working. A shower room and separate WC complete the accommodation.

Basement

A full basement provides exceptional storage and practical space, including:

- Double garage
- Boiler room
- Cellar
- Wine cellar
- Storage room beneath the terrace
- Excellent workshop, hobby or craft space
- Outside

The gardens are undoubtedly one of the property's greatest assets.

NOTES