

## Charming 5-Bed Country Home with Large Barn & Beautiful Gardens, Locarn!!

EXCLUSIVE

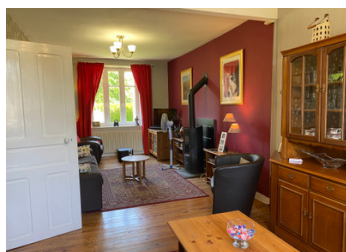


## INFORMATION

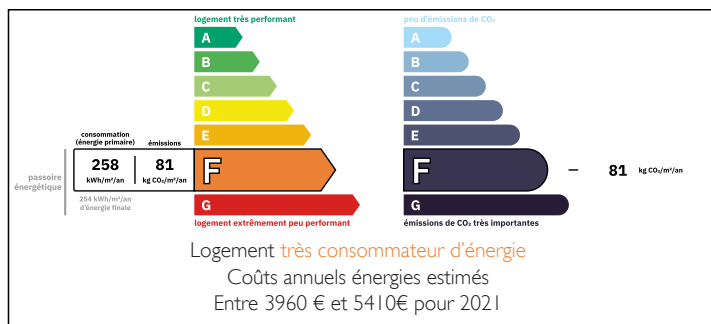
|             |               |
|-------------|---------------|
| Town:       | Maël-Carhaix  |
| Department: | Côtes-d'Armor |
| Bed:        | 5             |
| Bath:       | 2             |
| Floor:      | 150 m2        |
| Plot Size:  | 13040 m2      |

## IN BRIEF

This fantastic house has been kept to a high standard. Lovely gardens. Lots of private parking and an enormous barn with high doors and inspection pit! Ideal for car enthusiasts or campervans. Lots of room in the basement, with laundry room with additional kitchen, storage, office and much more.... This would make an ideal Granny flat.



## 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

Entrance via steps to the front door.

Hallway

Well equipped kitchen with new electric oven and dishwasher. Gas hob and extractor. White tiled splashback. 14m2.

Dining room 12m2. Wooden floor and window to the front.

Living room : with log burner and wooden floor. Window looking out to side garden 24m2.

Shower room : Immaculate shower room with walk in shower, WC and washbasin with handy cupboard underneath. 5m2.

1st floor

Bedroom 1 : 9m2.

Bedroom 2 : 13m2

Bedroom 3 : 13m2

Bathroom : Bath with shower attachment, washbasin with cupboard and electric towel rack. 8.5m2.

Eaves cupboard for handy storage : 6.6m2

Separate WC : 1.75m2

Stairs from hallway to the basement :

Bedroom 1 with WC and washbasin. Also connections for a shower. 9.60m2

Room 2 : currently used as an office.

Pantry/kitchen : with sink and drainer and connections for washing machine. 12.48m2

Utility room : With access to the road. 4.20m2

Dry storage room with shelving : 10.17m2

Outside:

Garden envelops the house with a path leading through to a spacious plot adorned with trees.

Access by double gates onto a generous parking area and an impressive barn complete with inspection pit.

Very centrally positioned : -

Carhaix plouguer : 15 km.

Rostrenen : 12km.

Roscoff : 1h 20mins.

## NOTES