

**\*\*UNDER OFFER\*\*** Well-presented village house in the heart of Maël-Carhaix — 89 m (958 sq ft), 3 bedrooms

EXCLUSIVE

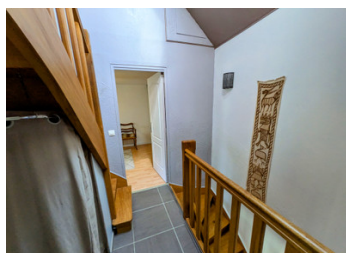


## INFORMATION

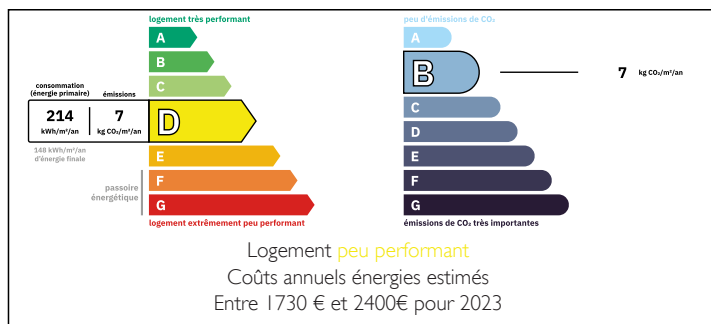
|             |               |
|-------------|---------------|
| Town:       | Maël-Carhaix  |
| Department: | Côtes-d'Armor |
| Bed:        | 3             |
| Bath:       | 1             |
| Floor:      | 89 m2         |
| Plot Size:  | 201 m2        |

## IN BRIEF

Right in the centre of Maël-Carhaix, with the school 70 metres away on foot and the pharmacy at 100 metres, this terraced village house offers genuine day-to-day convenience: shops, services, doctors, bank and post office are all within easy walking distance. Well presented, with recent works carried out by local tradespeople, the house is ready to move into or rent out with no immediate works required.

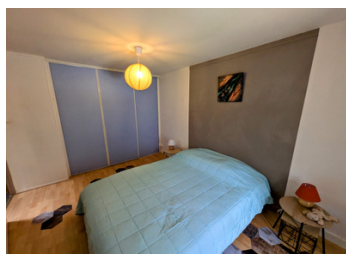


## ENERGY - DPE



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 house is arranged over three levels with approximately 89 m<sup>2</sup> (958 sq ft) of habitable floor space.

Ground floor:

Entrance hall leading to a bright living/dining room of 39 m<sup>2</sup> (420 sq ft) — opening directly onto the south-facing garden and terrace

Electric shutters and PVC double glazing throughout  
Separate fully fitted and equipped kitchen — 9 m<sup>2</sup> (97 sq ft) — washer-dryer and dishwasher included in the sale

First floor:

Bedroom 1 — 13 m<sup>2</sup> (140 sq ft)

Bedroom 2 — 13.50 m<sup>2</sup> (145 sq ft)

Shower room with shower, washbasin and WC — 5 m<sup>2</sup> (54 sq ft)

Second level (converted loft under roof slopes):

Access via a narrow staircase

Large open room of approximately 23 m<sup>2</sup> (248 sq ft) usable floor area, 7 m<sup>2</sup> under a ceiling height 1.80 m (5'11") — suitable as bedroom and/or home office depending on layout

Outside:

13 m<sup>2</sup> (140 sq ft) terrace with new aluminium canopy

Garden and terrace recently landscaped

New garden shed

Rainwater collection tank

New gate leading to a private reserved parking space

Heating: Flamme Verte-certified wood-burning stove + electric radiators.

Energy rating (DPE): class D — not an energy-inefficient property. GES: class B — excellent climate score.

Diagnostics: no asbestos detected — no lead above regulatory thresholds detected.

Drainage: mains drainage (tout à l'égout).

## LOCAL TAXES

Taxe foncière: **670 EUR**

## NOTES