

Charming Breton stone cottage in Lambel Camors Forest



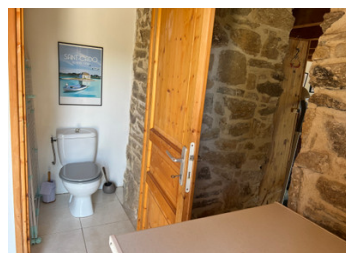
INFORMATION

Town:	Camors
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	63 m ²
Plot Size:	0 m ²

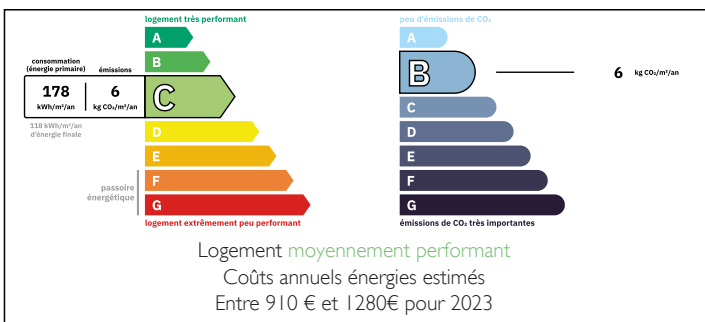
IN BRIEF

THIS PROPERTY IS NOW UNDER OFFER

Beautifully combining timeless Breton character with modern comfort, this delightful stone cottage is situated in the heart of Lambel, Camors - renowned for its magnificent forest and outdoor lifestyle. Exposed stone walls, original beams and a striking wood-burning stove create a warm and authentic atmosphere, while an air-source heat pump runs underfloor heating and the radiators throughout, and with the double glazing, ensures year-round comfort and excellent energy efficiency. The cottage offers two generous double bedrooms, a spacious fitted kitchen, a welcoming living room and a south-facing garden enjoying a peaceful rural outlook. Ideally suited as a permanent home, holiday retreat or rental investment, it is perfectly placed for exploring the forest while remaining within easy reach of Auray, Vannes, Lorient and the beautiful coastline of La...

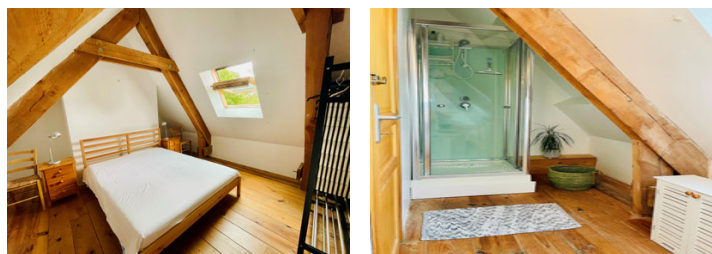


ENERGY - DPE



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.



NOTES

DESCRIPTION

Full of charm and authenticity, this beautifully presented Breton stone cottage successfully combines traditional character with the comfort and efficiency expected of modern living. Situated in the sought-after village of Lambel, renowned for its magnificent forest and outdoor lifestyle, the property enjoys a peaceful rural setting while remaining conveniently close to local amenities, the coast, and Brittany's principal towns.

Constructed of local stone beneath a traditional slate roof, the cottage immediately captures the essence of rural Brittany. Its attractive south-facing garden provides a delightful place to relax, dine outdoors or simply enjoy the changing season in peaceful surroundings,

Stepping inside, the welcoming living room is rich in character, with exposed stone walls, timber beams and an impressive wood-burning stove, creating a warm and inviting atmosphere. The tiled ground floor benefits from wet underfloor heating provided by an energy-efficient air-source heat pump, ensuring comfortable year-round living. Double glazing further enhances both comfort and energy efficiency.

The generously proportioned fitted kitchen provides ample storage and worktop space together with room for dining. A conveniently located ground-floor WC completes the accommodation on this level.

An open timber staircase leads to the first floor where there are two generous double bedrooms. Both bedrooms share a well-appointed bathroom with shower, WC and wash basin.

Outside, the south-facing garden enjoys a pleasing rural outlook and offers an ideal space for relaxing, gardening or entertaining. There's...