

Beautiful 4/5 bedroom house with 3 bedroom gite and barn set on a stunning plot of land.

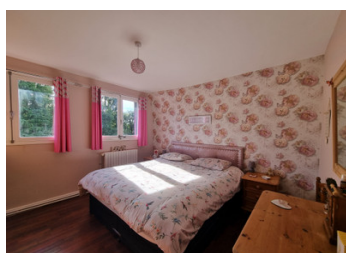


## INFORMATION

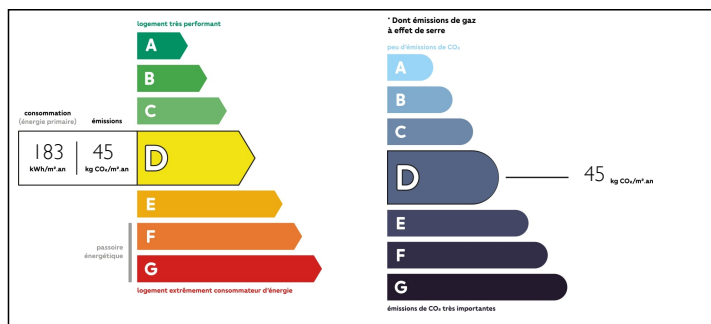
Town:	Carnoët
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	5915 m2

## IN BRIEF

Situated on the outskirts of Carnoët, a charming village with a corner shop, post office and restaurants you will find this stunning property. The main house has 4 bedrooms and the second has 3 bedrooms. The house benefits from recent works and is in a fantastic condition. The famous Vallee de Saints is only a short walk from the property! A must see!



## 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 main House

#### On the ground floor

- Entrance hall
- Fully equipped kitchen
- Lounge and office space or dining room with pellet burner
- Dining room or this could be a 5th bedroom
- Shower room with shower and sink
- WC
- Utility room
- Conservatory

#### On the first floor

- Landing with WC
- Bedroom 1
- Bedroom 2 with walk in wardrobe
- Bedroom 3
- Bedroom 4 with bathroom

### House 2

#### On the ground floor

- Entrance into the open plan kitchen and dining area
- Lounge
- Shower room and WC
- Bedroom 1

#### On the first floor

- Two double bedrooms

### Outside

- Ample parking
- Large barn - suitable for parking motor homes
- Garden with a lovely variety of trees and shrubs
- Vegetable patch
- Workshop
- Wood store/garage

The house benefits from recent works, new septic tank and plenty more!

The famous Valle de saints is a short walk from the

## NOTES