

Beautiful 4 bedroom farmhouse for sale with separate 1 bed and 3 bed gite and heated swimming pool. A successful business with great reviews.



INFORMATION

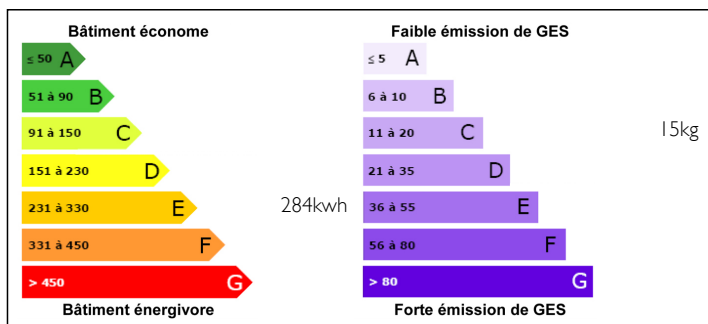
Town:	LOCARN
Department:	Cotes d Armor
Bed:	8
Bath:	4
Floor:	200 m2
Plot Size:	11560 m2



IN BRIEF

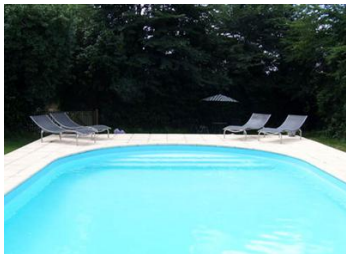
Located in the heart of the countryside near Locarn, this large farmhouse and gite complex represents a great commercial opportunity. Set in mature gardens with heated swimming pool and far reaching countryside views make it a perfect family holiday destination.

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 idyllic farmhouse and gite complex comprises:

Farmhouse: with 4 bedrooms (one en-suite), large family kitchen/ dining room with log burner and a range of fitted units. Living room with a second log burner and feature granite fireplace. An original carved oak staircase leads to the first floor with 3 further bedrooms and a family bathroom.

Gite 1: Detached from the main house this one bedroom gite provides well designed self-contained accommodation with views over the beautiful countryside.

Gite 2: Provides spacious family accommodation with 3 bedrooms, a large family kitchen, living room with log burner, bathroom and wc with additional wc on the first floor.

Outside there are extensive lawns with mature shrubs and trees and a heated in-ground swimming pool (10m x 5m) with sun terrace. There is also a stone built barn that could be converted, with permissions, to provide additional rental opportunities.

The property is located 6.3km from Mael Carhaix with amenities and a beautiful lake plus ornamental gardens. The beaches of the Pink Granite coast are just an hour's drive away.

LOCAL TAXES

Taxe foncière: 1076 EUR

NOTES