

Village house. Close to all amenities. Mael Carhaix.



## INFORMATION

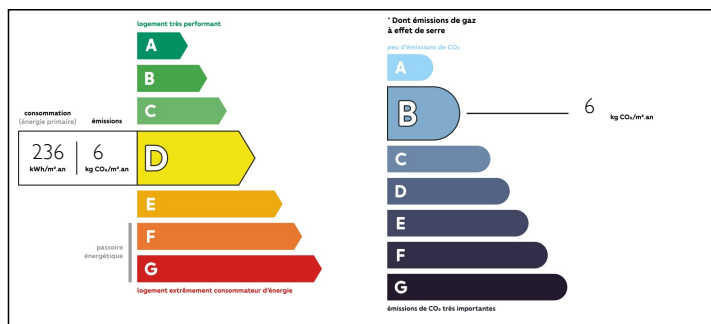
Town:	Maël-Carhaix
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	91 m2
Plot Size:	0 m2

## IN BRIEF

This house is set in the Centre of Mael Carhaix and was originally 2 houses that have been made into one. It needs no work. One part has been totally renewed. This includes a new roof, new flooring, new electrics, a new pellet burner and a ventilation system. Excellent for either a holiday home or a permanent home. The vendors presently have bookings for holidays.



## 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

There are 2 front doors. One leads into the Kitchen and one into the Living room.

Living Room.: It has 2 windows to the front. There is a Mezzanine of approximately 12.7m<sup>2</sup>. From this mezzanine, there is access to the loft and a 3rd bedroom and dressing room. There is an ornate granite fireplace with a new thermostat controlled pellet burner.

A ventilation system has been installed, so there is no problem with dampness. Beautiful newly tiled floor.

There is a well equipped kitchen, with lots of cupboard space, tiled floor and a large walk-in pantry.

The shower is a good size and also has a WC and vanity unit with cupboard and mirror above.

Stairs to first floor

Bedroom 1

Large bedroom with lots of light and 2 windows to the front. Large built in wardrobe. Wooden floors.

Stairs to 2nd floor

Bedroom 2

Wooden floor, velux to front and wooden beams.

All wood in the house has been treated.

Mael Carhaix has lots of wonderful walks. It has a lake which you can walk around and it is close to the Nantes/Brest canal. Les Gorges du Corong is close by.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 449 EUR

Taxe habitation: 536 EUR

## NOTES