

Well maintained, charming 3 bedroom house with adjoining 3 bedroom cottage and pool in Locarn



## INFORMATION

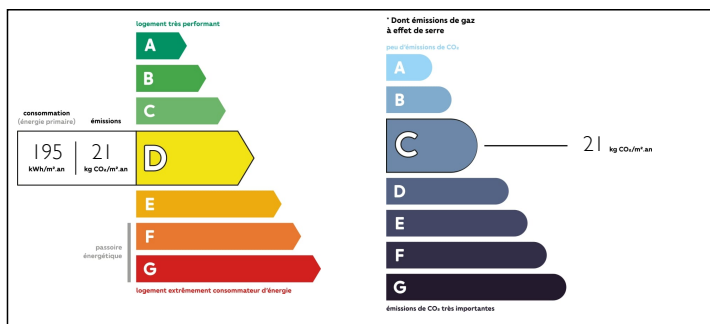
Town:	Locarn
Department:	Côtes-d'Armor
Bed:	6
Bath:	3
Floor:	170 m2
Plot Size:	1602 m2

## IN BRIEF

Nestled within its own expansive grounds spanning 1602m<sup>2</sup>, this remarkable property offers a blend of elegance and versatility. Boasting six bedrooms, the house is cleverly divided into two distinct three-bedroom residences, offering flexibility and potential for various living arrangements. With modern amenities such as gas central heating, double glazing throughout, and a conforming septic tank, comfort and convenience are assured. The tranquil ambiance of the surroundings enhances the allure of this enchanting abode, creating a peaceful retreat from the hustle and bustle of everyday life.



## 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

#### Main house

Entrance into the living area

- Lounge with insert woodburner
- Dining area with bar
- Fully equipped kitchen
- Conservatory which connects the house to the studio
- Three double bedrooms
- Shower room with shower, sink and WC

Studio with independant access or through the conservatory

- Open plan living room and fully equipped kitchen
- Utility room
- Shower room
- Double bedroom

#### Upstairs

- Two bedrooms
- Bathroom with WC

#### Outside

- Childrens play area
- Shed
- Decking area, perfect for entertaining
- Above ground pool complete with filter system
- Private parking

The property benefits from recent renovations, no works needed.

Gas central heating, wood burner, double glazing and a conforming septic tank.

The property is situated in the countryside of Locarn, a rural yet dynamic village only a short drive from the larger towns of Callac and Carhaix.

Further photos, floor plans and videos are available upon request.

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## NOTES