

Charming detached and luminous 2 bedroom property with garage, and balcony enjoying stunning countryside views



INFORMATION

Town:	Locarn
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	259 m2

IN BRIEF

With its low-maintenance garden and peaceful setting, this beautifully presented home would make an ideal holiday home, or main residence. The first-floor balcony terrace, accessed from one of the bedrooms, offers superb panoramic views across the surrounding countryside.

The ground floor of the house comprises an entrance hall leading to a spacious fitted kitchen with dining area, a cosy lounge with log burner, a bathroom and separate WC. Upstairs, there is a generous landing area with space for a home office, as well as two double bedrooms.

Attached to the house is a garage, which leads to a small workshop/wood store and provides access to the rear, low-maintenance garden. There is also a lawned area to the front.

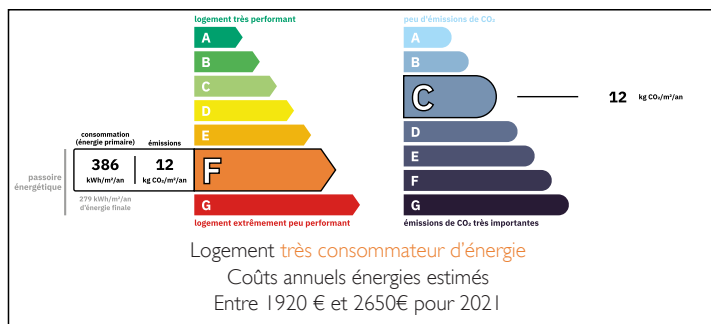
The property benefits from double glazing

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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: 328 EUR

NOTES

DESCRIPTION

Located just a short drive from the village of Locarn, the property is also only fifteen minutes from the larger town of Carhaix, where you will find all amenities.

DETAILS

- Entrance hall with tiled floor, window, electric heater and stairs to first floor
- Lounge (3.87m x 3.53m) with log burner, tiled floor and window over front garden
- Kitchen (5.30m x 5.46m) with fitted cupboards, electric oven, fridge freezer, electric heater, tiled floor, window over front garden and door to garage
- Bathroom (5.23m²) with bath, wash basin, electric heater, towel radiator, window and tiled floor
- WC

FIRST FLOOR

- Landing area with wooden flooring and windows
- Bedroom 1 (3.79m x 4.41m) with wooden flooring, electric heater and windows to front and side
- Bedroom 2 (3.85m x 3.50m) with window to front, electric heater and door leading to balcony
- Balcony with tiled floor and lovely countryside views

OUTSIDE

- Garage (4.69m x 7.68m) with window, sink and plumbing for washing machine. Leads into workshop/wood store (3.64 x 5.71m)
- Rear garden with established shrubs and plants, and an enclosed gravelled courtyard
- Lawned garden to the front of the house.

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