LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48475MCW22 Price: 124 260 EUR

agency fees included: 9 % TTC to be paid by the buyer (114 000 EUR without fees)

A beautiful four bedroom home with garage and well-maintained gardens near Rostrenen and Carhaix.

EXCLUSIVE















INFORMATION

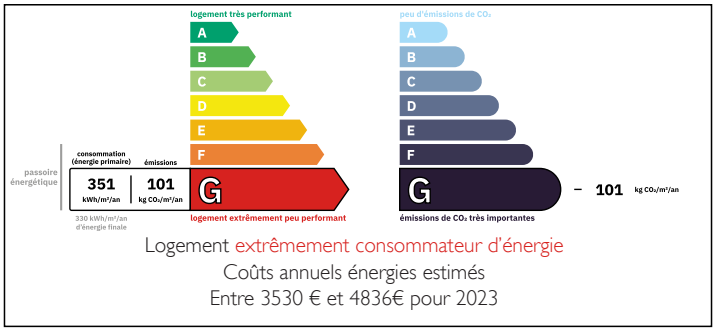
Town:	Maël-Carhaix
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	83 m2
Plot Size:	1540 m2

IN BRIEF

This lovely family home could equally serve as a good-sized holiday cottage and has a bedroom with independent access aswell as an en-suite shower room with WC, offering the potential to generate a little income.

An easy drive from amenities at Maël-Carhaix and Rostrenen, this is a fine example of rural living in Central Brittany.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3530 € et 4836€ pour 2023

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.

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DESCRIPTION

From the gates, there are two entry points to the main property; one via a door giving on to the central hallway, the other through the kitchen. The living room and downstairs bedroom (currently serving as a study) are accessed via both the kitchen and the hall, as is the downstairs WC. Upstairs are two generous-sized bedrooms in the eaves, along with the family bathroom.

Returning outside, a door to the left of the property gives on to a double bedroom with en-suite shower room and WC. The large garage is to the side and also accessible on foot from the lovely gardens and terraced area.

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

NOTES