

Impressive 5 bedroom family house situated on the outskirts of a thriving village set on 3729m<sup>2</sup> of land

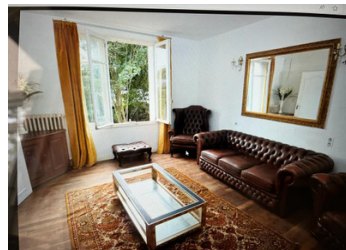
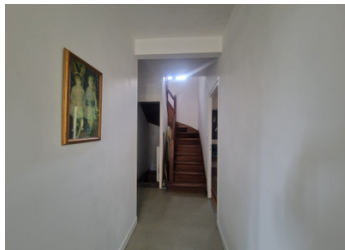


## INFORMATION

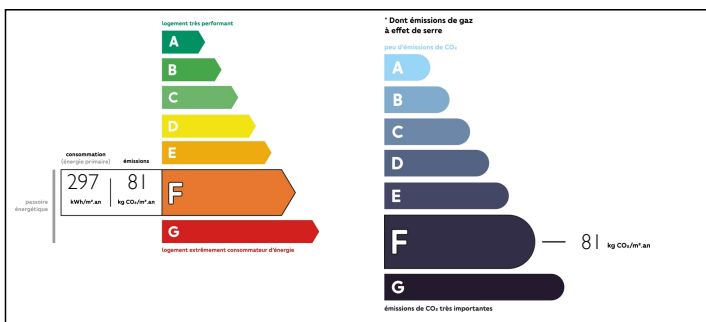
Town:	Maël-Carhaix
Department:	Côtes-d'Armor
Bed:	5
Bath:	1
Floor:	112 m <sup>2</sup>
Plot Size:	3729 m <sup>2</sup>

## IN BRIEF

Situated at the end of a quiet lane you will find this spacious 5 bedroom house that would make a wonderful family home. Primary school, doctors, shops and stunning lake and park are all only a short walk away. A wonderful opportunity to make this house your own, the house sits on a plot of 3729m<sup>2</sup> of land and has a lovely variety of trees and shrubs. This lovely house is habitable but in need of updating.



## 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

Conseatory - Boot room

Hallway 7m<sup>2</sup>

Lounge 16m<sup>2</sup>

Dining room with direct access through to the kitchen 16m<sup>2</sup>

Kitchen, fitted and spacious 10m<sup>2</sup>

Bathroom and utility

WC

### Upstairs

Landing

5 spacious bedrooms measuring 10m<sup>2</sup>, 12m<sup>2</sup>, 10.5m<sup>2</sup>, 11m<sup>2</sup> and 9m<sup>2</sup>

### Basement

Complete basement with storage space and garage

## NOTES

### Outside

Private parking

Barn, perfect for a wood store

Garden

Woodland

Roscoff - 1h20

Saint Malo - 2 hours

Brest airport- 1h10

-----

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