

Beautiful stone property. 6 bedrooms, Large garage and outbuilding and large enclosed garden.

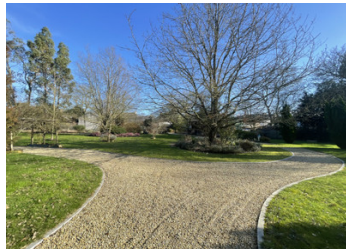


## INFORMATION

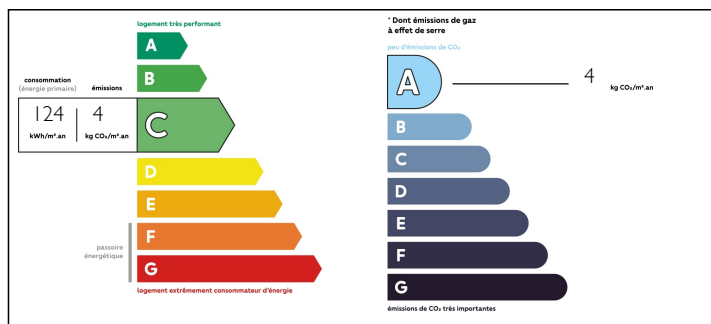
Town:	Le Cambout
Department:	Côtes-d'Armor
Bed:	6
Bath:	2
Floor:	190 m2
Plot Size:	3400 m2

## IN BRIEF

Escape to your dream home with this beautifully maintained 6-bedroom property, offering the perfect blend of space and tranquility. Nestled in a small village yet just a mere ten minutes from both JOSSELIN and LOUDEAC, Open Plan Living: The spacious interior boasts an open-plan design with tiled floors, double-glazed windows, and electric shutters. Stay cozy with a wood burner and enjoy the efficiency of air source heating throughout the property.



## 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.



## LOCAL TAXES

Taxe foncière: 900 EUR

## NOTES

## DESCRIPTION

A ground floor parental suite with a modern shower room offers convenience and comfort. Additionally, a large office with parquet flooring, large enough for a second ground floor bedroom,

The kitchen exudes rustic charm, perfectly in keeping with the property's character. A WC, wine cave, and an extremely large outbuilding with garden access from the boiler room.

The first floor features four double bedrooms with beautiful parquet flooring, central heating, and double-glazed windows, making it ideal for a large family or a chambre d'hotels.

A family bathroom with a bath completes the main house,

The outbuildings are numerous, first is the open hanger used as a wood and tractor store. Another hanger with sliding door, inspection pit and double height for a camping car or other. Also another outbuilding which was previously a shop.

Step into a magical garden with an orchard boasting kiwi, apple, pear, and peach trees. A small pond and a well. The garden is completely enclosed.

Ample Parking: Access the property either through the main door or electric gates. The driveway is tarmacked with space for two cars, complemented by a garage that accommodates three cars with a mezzanine above.

Self-Sufficiency: The current owners are almost self-sufficient, thanks to a large vegetable plot providing produce year-round. For those with animals or dreams of a smallholding, there's the possibility to rent more land for horses or other animals.

The garden also includes constructive land, offering the opportunity to extend.

Energy Class: C - A...