

Fantastic Longere with gite in the lovely village of Locarn!



## INFORMATION

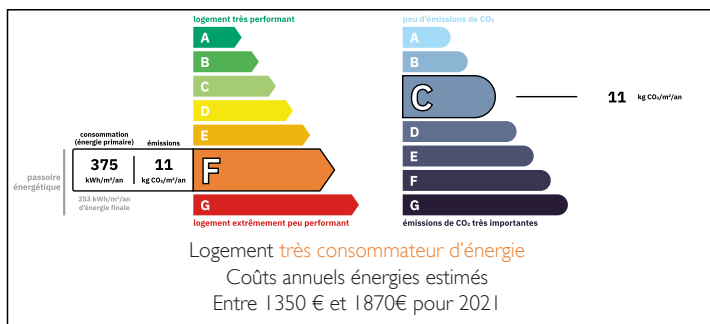
Town:	Locarn
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	88 m2
Plot Size:	1550 m2



## IN BRIEF

Charming 2-bedroom longère with an additional 1-bedroom gîte, situated in a peaceful village setting. The property offers a bright open-plan living room with kitchen/dining area, shower room, separate WC. Outside, there is a good-sized garden with raised wooden decking, perfect for outdoor dining and entertaining. An added bonus ...Connected to mains drainage!!

## 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

Located in the heart of a friendly village, this charming stone longère offers character and comfortable living, together with the added benefit of a separate 1-bedroom gîte ideal for guests, holiday rentals, or extended family.

The main house comprises a spacious open-plan living room and kitchen/dining area, creating a warm and sociable living space. There are two bedrooms, a shower room, and a separate WC. On the same level as the bedrooms, a 12m<sup>2</sup> loft area provides useful additional space for storage or occasional accommodation.

### Ground floor

Living/dining area with kitchen – 28 m<sup>2</sup> access to garden and decking through double-glazed doors

### 1st floor

Bedroom 1 - 15m<sup>2</sup>

Bedroom 2 - 12m<sup>2</sup>

Shower room 3m<sup>2</sup>

Access to same level loft area.

### Gite

Open-plan living/dining area with kitchen – 15 m<sup>2</sup>

Bedroom with en-suite shower room and WC – 15 m<sup>2</sup>

Direct access to garden.

Outside, the property enjoys a good-sized garden with a raised wooden decking area, (with storage underneath), ideal for relaxing or entertaining during the warmer months. There is also a cellar measuring 28m.

Benefiting from mains drainage and village amenities nearby, this property would make an ideal permanent home, holiday retreat, or investment opportunity.

\*\* Please note that all measurements are approximate\*\*

## NOTES