

Charming 2- Bed cottage in a Secluded Rural Setting

EXCLUSIVE



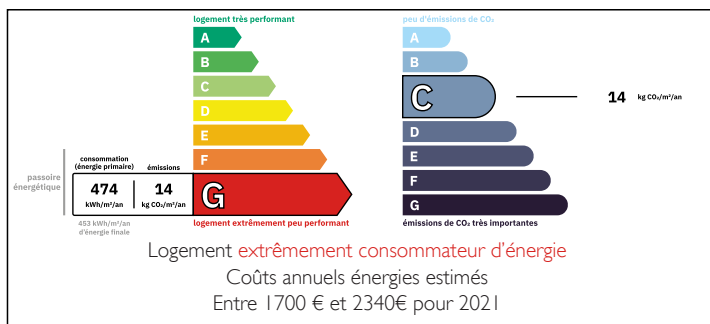
INFORMATION

Town:	Carnoët
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	12800 m2

IN BRIEF

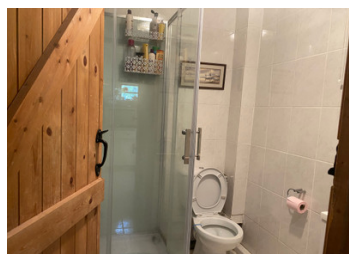
Escape to the tranquility of the countryside with this charming detached stone cottage set in 12800m2. with other outbuildings. A wonderful permanent home or holiday retreat.

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

This traditional style cottage is accessed via an offroad track, ensuring privacy and a true escape.

The accommodation comprises,

Entrance via the porch :

Ground floor

Living room featuring a wood-burning stove. 15m2

Dining room 21m2

Kitchen 6 m2

Bathroom 3m2.

1st floor

Bedroom 1 - 11.40m2

Bedroom 2 - 16.5m2.

Outside is a Car port, wooden shed used as a workshop and an old brick building with roof, which could be redeveloped.

From the land, there is access to the local forest.

NOTES

Roscoff ferry - 1 hour.

Nearest beach 45 minutes

Close to Callac and Carhiac plouguer towns.

Please note all measurements and distances are approximate

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