

5 bedroom house in Locarn on 2.1 Hectares of land set in a private location. Well maintained and loved!

EXCLUSIVE



## INFORMATION

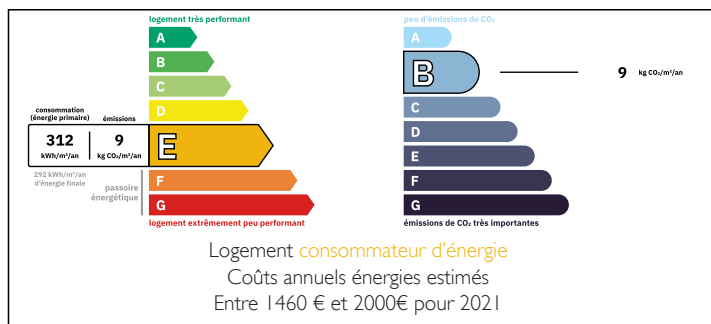
|             |               |
|-------------|---------------|
| Town:       | Locarn        |
| Department: | Côtes-d'Armor |
| Bed:        | 5             |
| Bath:       | 2             |
| Floor:      | 91 m2         |
| Plot Size:  | 21000 m2      |

## IN BRIEF

Tucked away in a highly private and peaceful countryside setting at the end of a quiet lane, this spacious 5-bedroom country home offers comfortable family living together with approximately 2.1 hectares of land. A particular feature of the property is the two ground-floor bedrooms, providing flexible accommodation and the possibility of single-level living, ideal for family use, guests or those looking for easier accessibility. With generous living spaces, two bathrooms, a garden shed and extensive grounds, this property presents a wonderful opportunity for anyone seeking privacy, space and a relaxed rural lifestyle in the beautiful Locarn (22340) area.



## 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.



## NOTES

## DESCRIPTION

This charming detached country property is situated in a peaceful and private location at the end of a quiet lane in the commune of Locarn (22340), offering the perfect balance of rural living and accessibility.

The ground floor comprises a welcoming living room, an open-plan dining room with kitchen, a family bathroom and two bedrooms, providing convenient single-level living if required.

Upstairs, the first floor offers three further bedrooms together with a second bathroom, making the property well suited to larger families, visiting guests or those needing additional space for a home office.

Outside, the property benefits from approximately 2.1 hectares (5.2 acres) of land, providing excellent opportunities for keeping animals, smallholding activities, gardening or simply enjoying the surrounding countryside. A garden shed offers useful storage for tools and equipment.

Occupying a secluded position with no passing traffic, the property enjoys a peaceful rural atmosphere while remaining within easy reach of nearby villages and amenities.

### Key Features

- Detached 5-bedroom country home
- Approx. 2.1 hectares (5.2 acres) of land
- End-of-lane location with excellent privacy
- Living room
- Open-plan dining room and kitchen
- 2 bathrooms
- Two ground-floor bedrooms
- Three first-floor bedrooms
- Garden shed
- Ideal family home, smallholding or countryside retreat