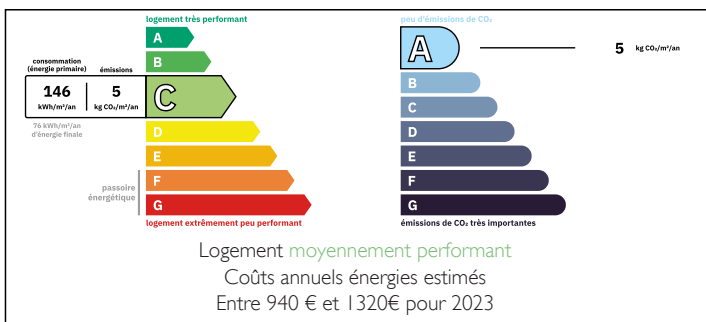


Light-filled two-bedroom home in the heart of LAMBEL, Camors Forest



ENERGY - DPE



INFORMATION

Town:	Camors
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	66 m2
Plot Size:	0 m2

IN BRIEF

Nestled in the heart of Lambel, the hamlet most closely associated with the beautiful Camors Forest, this bright and welcoming two-bedroom home offers comfortable year-round living in a peaceful rural setting. Filled with natural light thanks to its generous windows and dual-aspect living room, the property combines practical accommodation with modern comforts, including an air-source pump and double glazing. The well planned layout includes a fitted kitchen, spacious ground-floor bathroom with WC, and upstairs two double bedrooms and a WC with washing basin.

Outside, the property enjoys a south facing garden plus space to park two cars. Whether you're seeking a permanent home, a lock-up-and-leave holiday retreat or a rental property, this appealing property offers an ideal opportunity to enjoy the relaxed lifestyle and natural beauty of southern Brittany.

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 property is approached via a shared private lane serving only a small number of neighbouring properties. The house occupies a lovely position, overlooking fields and there is a useful space under the house at garden level for storage. The house is both suited for permanent living in this very sort after hamlet or as a holiday home,

A glazed entrance door opens into a light-filled duo-aspect living room where large window create a bright and airy atmosphere through the day. An attractive open staircase provides an eye catching focal point while enhancing the sense of space within the principal living area,

The adjoining fitted kitchen has been thoughtfully designed with ankle storage cupboard and worktop space, creating a practical space for everyday living. A kitchen window brings in further light.

The ground floor also benefits from a spacious family bathroom fitted with a bath separate shower, wash basin and WC. A large obscured glazed window provides natural daylight,

The first floor offers two comfortable generous bedrooms together with the convenience of a separate WC with wash basin, making the layout equally well suited to family living or guests.

Heating is provided by air-source heat pump, while double glazing contributes to comfortable year round living.

All the windows are fitted with external roller shutters, providing additional security, insulation and shade.

One of the property's selling points is its location. Lambel lies at the...

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