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## House for sale in Le Cambout, Brittany

Le Cambout , Côtes-d'Armor , Brittany



# €228,960

inc. of agency fees

4 Beds   1 Baths   195 sqm   0.83 ha

SOLE AGENCY: Located in a quiet hamlet just a short drive away from a village with good basic amenities, 20 minutes away from Loudeac and Josselin with its medieval castle and within easy access of the...

### At a Glance

<b>Reference</b>	MFH-DIN12119-SP	<b>Near to</b>	Le Cambout	<b>Price</b>	€228,960
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	195 sqm
<b>Land</b>	0.83 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

SOLE AGENCY: Located in a quiet hamlet just a short drive away from a village with good basic amenities, 20 minutes away from Loudeac and Josselin with its medieval castle and within easy access of the major road networks in the area taking you to Rennes and to the spectacular coastlines of both Northern and Southern Brittany, this charming property would make an ideal characterful home. Lovingly refurbished by the current owners over the last 32 years and used firstly as a holiday home and latterly as a permanent residence the property retains many original features and offers spacious and flexible accommodation in addition to the

potential to add even further living space. Surrounded by landscaped gardens the property enjoys a privileged position and includes in total 2 acres of land, ideal for keeping animals and growing vegetables. The house itself offers accommodation which comprises on the ground floor, a dream of a farmhouse fitted kitchen diner with feature gas AGA range, a separate formal dining room and a cozy living room with feature fireplace and wood burner, 2 ground floor bedrooms one with direct access out to the garden a bathroom with WC and a separate shower room with WC. On the first floor a very spacious landing for use as a home office or library / reading room perhaps gives access to two large double bedrooms and a further shower room with WC. The landing also provides access to an attic space which with some work and permissions could easily be converted into a wonderful master suite with private dressing room and bathroom. The property also benefits from a wooden built outbuilding of around 40m<sup>2</sup>, ideal for garden storage or for use as a workshop and parking for 3 or 4 cars. A real dream of a property with real space to breath ?. (6.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€228,960

## Key Information

Internal Area:	195 sqm
Land Area:	0.83 ha
Has a Garden	Yes

## Location: Brittany



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**C. BAUER – Sunday Times**

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