

OFFER ACCEPTED Beautiful bijou canal-side cottage with terrace and pretty garden, near central Gouarec.

EXCLUSIVE



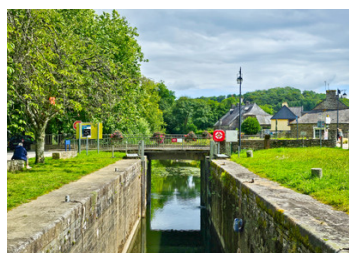
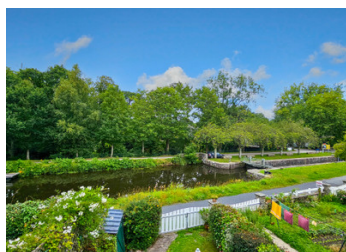
INFORMATION

Town:	Gouarec
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	25.49 m2
Plot Size:	71 m2

IN BRIEF

OFFER ACCEPTED A rare opportunity to acquire this beautiful bijou one-bedroom canal-side cottage in a stunning location on the edge of the pretty town Gouarec - popular with tourists. Complete with a sunny south facing private terrace, a pretty garden and view over the canal and lock gates beyond, this is something special. With direct access to the towpath, you can walk, cycle, go fishing or simply enjoy the beautiful scenery and wildlife on your doorstep. Ideally situated just a few minutes walk from the village centre with shops (a French convenience store, and a British one nearby), bars, restaurants, pharmacy, petrol station and indoor swimming pool.

15 additional photos and full 3D virtual visit available upon request.



ENERGY - DPE

DPE not required.

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

OFFER ACCEPTED Tastefully presented, the well thought out interior ensures that every bit of space inside has been thoughtfully used. Featuring exposed beams, a mix of tiled and wooded floors, a kitchen with hardwood worktop and other lovely details throughout.

The layout consists of a ground floor consisting of corner kitchen and pretty living and dining area with wood burning stove, upstairs is a pretty bedroom and shower room with WC.

Close to beautiful Lac de Guerlédan with activities such as the beaches, fishing, canoeing, water skiing, paddle, mountain biking, tree climbing, horseback riding and hiking. You also have access to the Vélorail du Kreiz Breizh, a popular tourist attraction.

Don't miss out on this lovely opportunity!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES