

Charming converted mill offering eight bedrooms with tremendous potential,



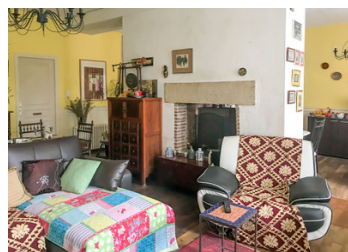
INFORMATION

Town:	Jugon-les-Lacs - Commune
Department:	nouvelle Cotes-d Armor
Bed:	8
Bath:	5
Floor:	234 m2
Plot Size:	570 m2

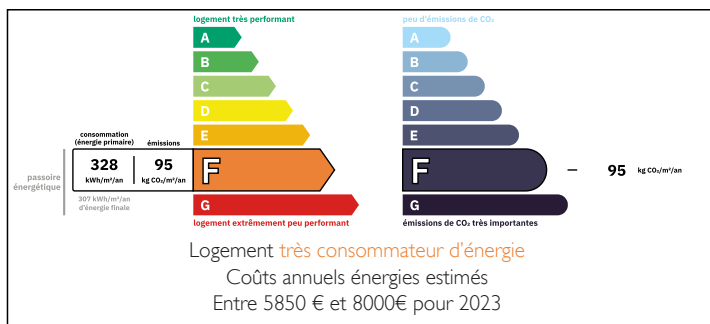
IN BRIEF

This house was originally a lovely old mill and is now being run as a bed and breakfast. There are many opportunities to re-model the house, and the 2nd floor could become a separate apartment. You enter the house by the front door which overlooks the lovely valley of the river Arguenon leading from the corridor is a room being currently used as an office, a kitchen with double aspect windows, fitted units and a magnificent gas/electric range, WC, large salon separated by an insert log burner and a family room. On the first floor are 4 large bedrooms all with private bathrooms (currently used as letting rooms). The 2nd floor has 4 bedrooms, WC, bathroom, and an office.

There is a private garden leading to the ancient lavoir and a secluded terrace. A garage has...

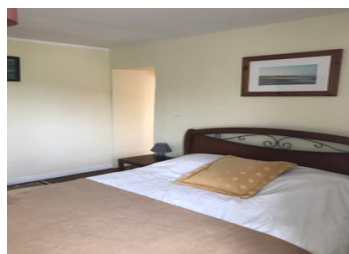


ENERGY - DPE



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

The house is in the village of Jugon les Lacs which is full of character, and within walking distance from the property are bars, restaurants, several shops, florist, bakers, supermarket, hairdressers. In the summer months the village is alive with concerts, exhibitions, week-end events and fun for all the family. There is the lake of Jugon Les Lacs which has many watersports and lots of activities for children. Nearby at Dolo is a Wakepark and Aquapark and hosts a famous annual music festival. Many beautiful Brittany beaches can be reached within 30 mins by car. Nearby Lamballe (24km) has TGV trains to Paris taking 2.5 hrs. The ferry port at St Malo (53km) and the medieval city of Dinan (24km). The RN12 and N176 provide an excellent road network for Jugon Les Lacs.

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