

A partially renovated, three bedroom home near the market town of Gouarec and the famous Lac de Guerlédan.

EXCLUSIVE



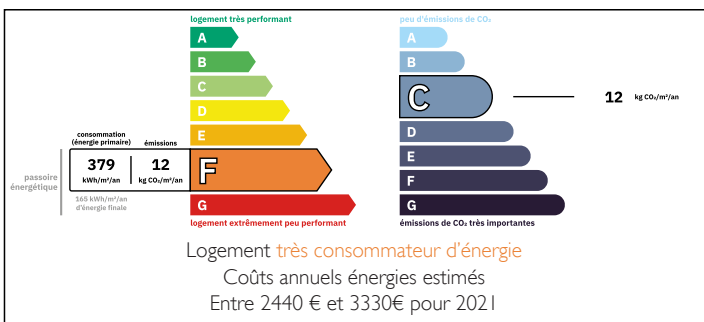
## INFORMATION

Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	107 m <sup>2</sup>
Plot Size:	338 m <sup>2</sup>

## IN BRIEF

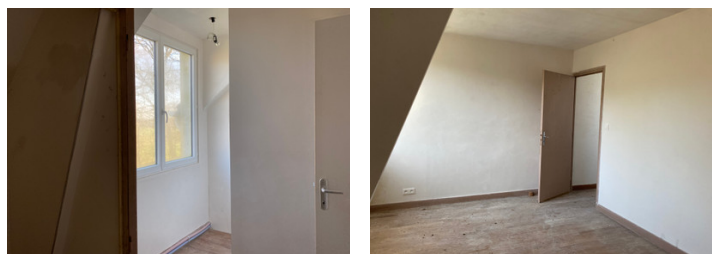
A fantastic opportunity to create your own haven in the peace and tranquility of the Central Brittany countryside. Treat this sizeable property as a blank canvas to be transformed into the perfect home, whether permanent or for holidays.

## 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 front door opens onto a small entrance hall, to the right of which is a large and airy room (30m<sup>2</sup>) that would make a lovely living room, having a large fireplace in the centre. To the rear another sizeable room (23m<sup>2</sup>) that has the capacity to be transformed into a cozy country kitchen.

Returning to the front room, a wooden staircase takes you to the first floor, where there are three good-sized bedrooms (10m<sup>2</sup>, 14m<sup>2</sup> and 15m<sup>2</sup>) and a potential bathroom.

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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