

A 19th century manor house in a tranquil hamlet near the Lac de Guerlédan and the Nantes - Brest canal.

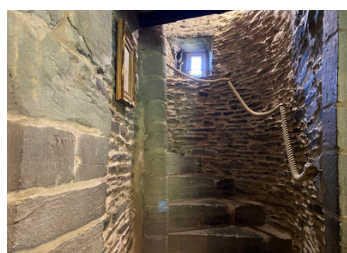


INFORMATION

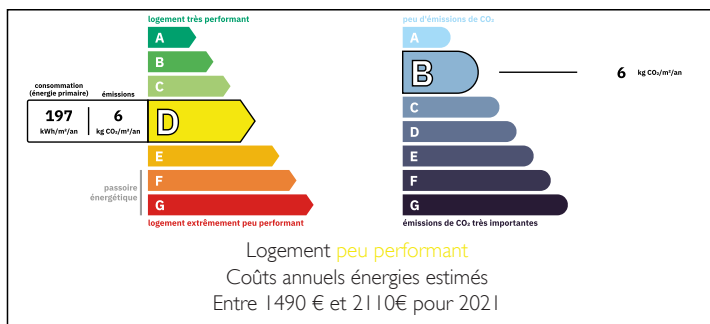
Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	144 m2
Plot Size:	4793 m2

IN BRIEF

OFFER ACCEPTED! This manor house is beautifully and sympathetically appointed while retaining many of its original features. Conveniently situated close to the market towns of Gouarec and Rostrenen, the location lends itself well to the exploration of local tourist spots like the Nantes-Brest canal, the Lac de Guerlédan and the beautiful Brittany coastline, an hour and a half away.



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

Wrought-iron gates lead down a gravel driveway to double doors opening onto a large room divided into living and dining space. Past the stone spiral staircase is a good-sized, fitted kitchen with doors to the terrace and a WC.

At the top of the staircase is the first of two large bedrooms, with a woodburner, stand-alone bath and en-suite shower room. Following the imposing balcony that overlooks the living area, you come to the shower room with double sinks, a WC and sink and the second large bedroom. Also on this level is a staircase to the attic with five velux windows already installed, offering the potential to extend the living space if more is needed.

Outside, the river forms the boundary to the bottom of the garden and there is a shed, garage and second lot of gates for access to the back of the property.

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