

A charming home with lots of potential near Gouarec, the Nantes - Brest canal and the Lac de Guerlédan

EXCLUSIVE



INFORMATION

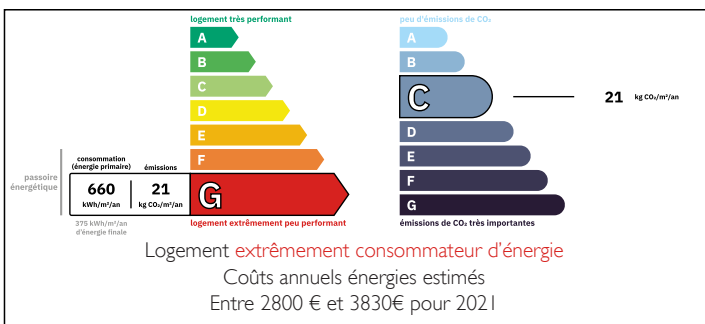
Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	81 m2
Plot Size:	2047 m2

IN BRIEF

This lovely family holiday home comes to the market for the first time in ten years. Situated in a tiny hamlet just outside of Laniscat, it offers peace and tranquility but also restaurants, supermarkets, schools, big towns and tourist destinations a short distance by car.



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

A shared driveway leads to the privacy of a well-maintained garden with a treehouse looking back towards the main home. A barn to the left of the property (100m²) offers lots of potential both in terms of renovating as private accommodation and as a potential gîte business.

The main house is to the right with an open-plan living and kitchen area (25m²), centred around a cosy woodburner. The first bedroom is to the rear of the living area (19m²) and has two sets of double doors to the grounds. This could also serve as an impressive dining room.

Upstairs, the second bedroom is a good-sized double (12m²) with storage in the eaves and along the corridor is the third bedroom (7m²) (which would also be suitable as a study), the family bathroom and a separate WC.

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

LOCAL TAXES

Taxe foncière:	424 EUR
Taxe habitation:	EUR

NOTES