

A delightful family home on a quiet estate just outside the picturesque village of Gouarec.

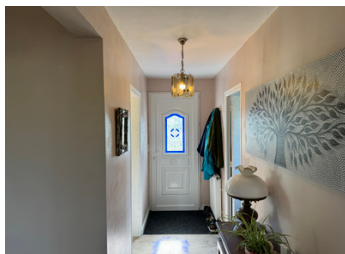


INFORMATION

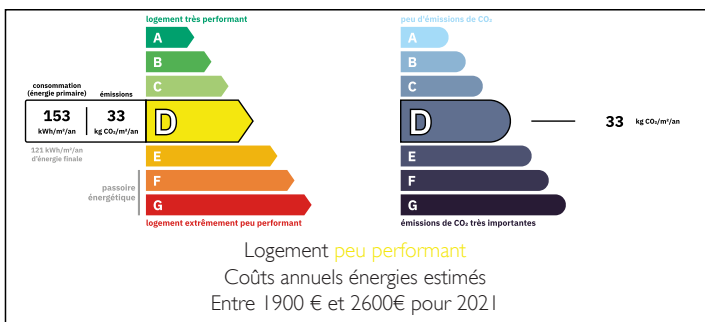
Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1108 m2

IN BRIEF

This beautiful home offers a rare opportunity to live in a quiet location that is also walking distance to the lovely shops and restaurants in the picturesque village of Gouarec, not far from the Lac de Guérlédan, the Nantes/Brest canal and the Abbey at Bon Repos.

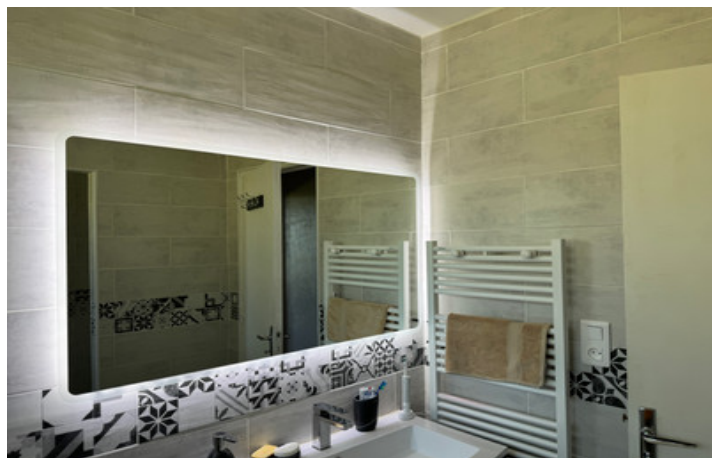


ENERGY - DPE



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 accessible from the garage underneath on the left hand side or via steps up to the terrace and the front door on the right. The front door leads to a large kitchen (10m²) on the right and a family dining room (13m²) on the left. The bright hallway takes you to the generous living room (26m²) with two sets of double doors onto the terrace, giving lots of natural light to an already lovely room. A shower room and WC are to the right of the living room and further back down the hall is a downstairs bedroom (10m²). A door beside the stairs leads down to the utility room, two storage rooms and the garage. Returning to the hall, the staircase takes you to two bedrooms (17m² and 13m²), a WC and an undecorated room that could easily be converted into a fourth bedroom. Outside is lawn to front and back.

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

LOCAL TAXES

Taxe foncière: 521 EUR

Taxe habitation: EUR

NOTES