

A beautifully presented family home with attached guest house offering views of the Lac de Guerlédan

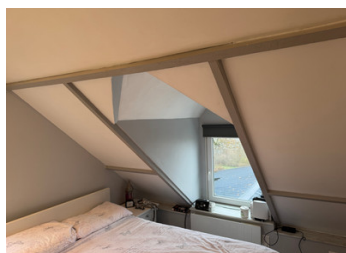
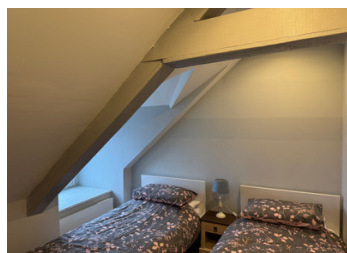


INFORMATION

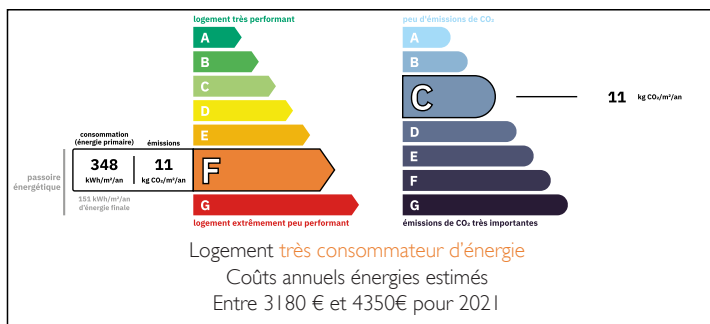
Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	123 m2
Plot Size:	3266 m2

IN BRIEF

This three bed family home is ready to move into. Tastefully renovated, there is also a two bedroom, fully-furnished attached annex, a games room, a studio, a garage and barns, making this a great potential business opportunity too!

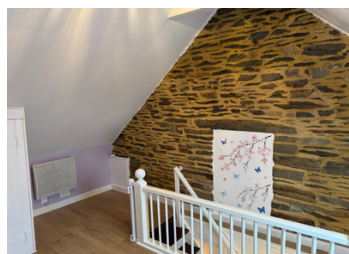


ENERGY - DPE



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 on to the beautiful kitchen/diner with a door to the living room on the right and a staircase in the centre of the room that leads to the three bedrooms (the master bedroom availing of an en-suite WC and sink) and the main bathroom.

To the left hand side of the main home is the two bedroom annex, with kitchen/living room and shower room with WC on the ground floor. To the right of the main home is the games room and utility and to the left of the annex a store room. The studio and garage are to the right of the property, below the raised decking area that is positioned to take advantage of the fantastic views.

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