

Super 3 bedroom property with 2-bedroom cottage and over 3000m2 of land. Lovely views over 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

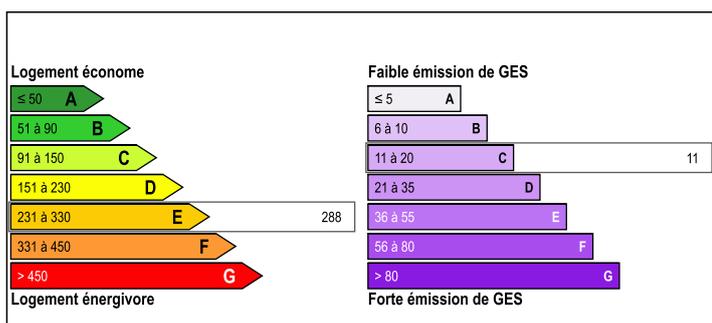
OFFERS WELCOME — A wonderful opportunity to acquire this beautifully renovated three-bedroom home with an adjoining two-bedroom cottage, perfectly positioned to enjoy stunning views of Lac de Guerlédan.

The outdoor spaces have been thoughtfully designed to make the most of the lake views, with raised decking and terrace areas.

The main house features a spacious open-plan kitchen and dining area, complete with a modern fitted kitchen and central island. An adjacent lounge offers a cosy living area or could easily be used as a ground-floor bedroom.

Upstairs, there are three bedrooms - one with an ensuite WC and washbasin - as well as a stylish, modern shower room.

## 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

Outside, the property benefits from two raised decked terraces offering panoramic lake views, a covered jacuzzi area, a garage, small studio, laundry room, and storage room.

Set on over 3,000m<sup>2</sup> of land, the property enjoys a peaceful setting in a quiet hamlet, with a private courtyard providing parking for several vehicles. Both houses benefit from double glazing and electric heating, and there is the opportunity to buy furnished.

Located in the village of Saint Gelvan, the property is close to the larger towns of Mûr-de-Bretagne (10 minutes) and Rostrenen (15 minutes) where you will find all amenities.

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>491 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

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

## NOTES