

A 2/3 bedroom family home in a pretty village near amenities, Gouarec and the Lac de Guerlédan

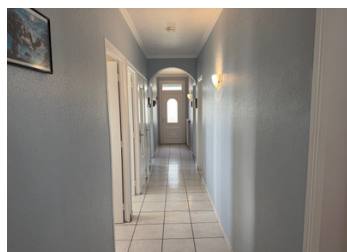


INFORMATION

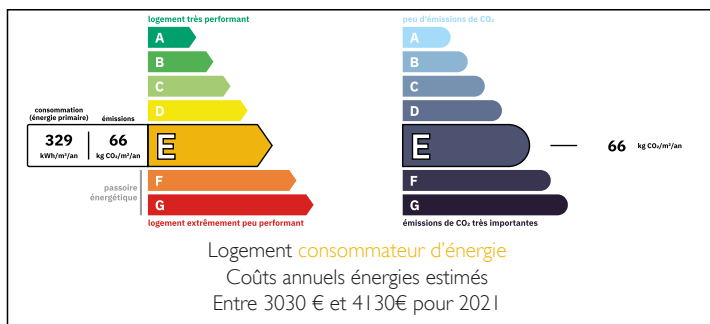
Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	718 m2

IN BRIEF

This cozy home is situated in a very friendly community, not far from the market town of Gouarec, the Abbey of Bon Repos on the Nantes-Brest canal, the Lac de Guerlédan and amenities at nearby Saint-Nicolas-du-Pelem. It is immediately ready to move into!



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 driveway leads to the garage in the basement and a staircase leads to the main front door on the right hand side. A well-lit corridor gives on to the fitted kitchen, dining room and living room with pellet woodburner on the left hand side, two bedrooms, a shower room, WC and door to the basement on the right. The basement itself contains a potential third bedroom and a door to the low-maintenance but good-sized garden.

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