

UNDER OFFER - Charming Family Home with Two Furnished Gîtes, Cabana & Woodland in a Rural Setting

EXCLUSIVE



INFORMATION

Town:	Jugon-les-Lacs
Department:	Côtes-d'Armor
Bed:	3
Bath:	5
Floor:	195 m2
Plot Size:	4477 m2

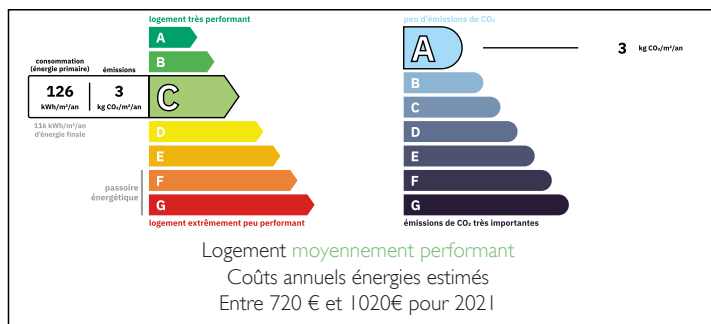
IN BRIEF

Set in peaceful countryside less than 5km from the charming town of Jugon-les-Lacs, this delightful property offers space, privacy, and character with no immediate neighbours.

The main house features a spacious living/dining room, leading into a bright kitchen-diner, a laundry/store room, and a versatile veranda with en-suite shower room — ideal for creating a ground-floor bedroom. Upstairs offers a cosy TV lounge, main bedroom with en-suite shower room, a family bathroom, and a converted attic living/sleeping area.

Two fully furnished gîtes (40m² & 43m²) provide excellent rental potential or guest accommodation, each with stylish living, kitchen, and dining spaces, and a bedroom with en-suite shower room.

ENERGY - DPE



A charming 20m² wooden chalet adds flexibility —

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.



LOCAL TAXES

Taxe foncière: 431 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ideally positioned between Jugon-les-Lacs and Mégrit, this stunning property offers the perfect blend of rural tranquility and excellent connectivity. Key transport links include the St Malo ferry port (50 km) with access to the UK and Channel Islands, Lamballe (TGV to Paris – 25 km), and Rennes Airport (70 km), offering flights to Paris, Nice, Amsterdam, and Gatwick.

Surrounded by the charming and historic towns of Jugon-les-Lacs, Dinan, Dinard, and St Malo, and with beautiful beaches stretching from Plêneuf-Val-André to Saint-Cast-le-Guildo just 30 minutes away, the location is ideal for both exploring the region and attracting visitors, should you wish to run gîtes.

Set within a generous garden that includes a substantial wooded area, the property offers multiple terraces perfect for outdoor living and entertaining. A jacuzzi nestled behind the house invites you to relax while soaking in views of the peaceful garden. Each gîte also benefits from its own private garden and terrace, complete with outdoor furniture.

Upon entering the main house, you're welcomed into a spacious, light-filled living and dining area with wooden floors, exposed beams, and a cozy wood burner. This character-rich space flows into a large, sunlit kitchen with direct access to a south-facing terrace—perfect for al fresco meals.

Adjacent to the lounge is a veranda, currently designed as a bright, versatile space that could easily be converted into a ground-floor bedroom. A shower room is already in place for added convenience.

Upstairs, a large landing—also with wooden floors and a wood burner—serves as a...