LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A35886DEM22 Price: 167 500 EUR

agency fees to be paid by the seller

Three bedroom character stone longère, with outbuilding and garden, in a quiet hamlet near Lac de Guerlédan.







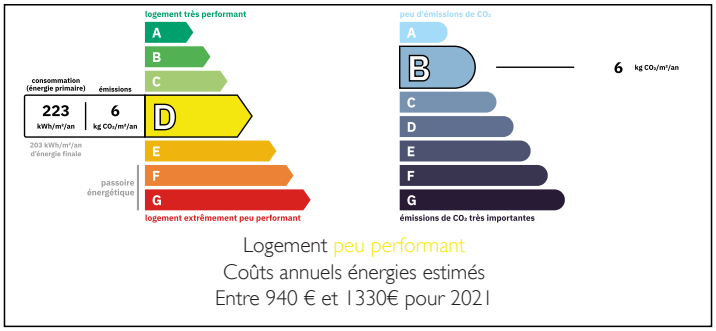








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 940 € et 1330€ pour 2021

INFORMATION

Town:	Caurel
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1949 m2

IN BRIEF

Situated just seven minutes from the waters of stunning Lac de Guerledan sits this extensively renovated three bedroom character stone longère. Nestled in a quiet hamlet under five minutes from Caurel, this cosy home, complete with outbuilding (to be transformed into additional living space if desired), private garden and an additional field could be your dream property.

A porch leads into a spacious living and dining room, with a coal/wood fired range that supplies the central heating for the entire house, and can also be used for cooking. A second living room with wood burning stove, and a fully fitted kitchen complete the ground floor. Upstairs are three lovely bedrooms with cathedral ceilings and a large family bathroom.

Attached to the property is a large barn which could potentially be transformed into additional living space along with a private garden that is yours to landscape to your taste.

More than 40 additional photos and a full 3D visit available upon request.

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.

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LOCAL TAXES

Taxe foncière: **412 EUR**

NOTES

DESCRIPTION

Three Bedroom Character Longère in Excellent Condition Close to Lac de Guerlédan

Nestled in a peaceful hamlet in the heart of Brittany, just minutes from the spectacular shores of Lac de Guerlédan, this beautifully renovated stone longère offers the perfect combination of traditional Breton charm, modern comfort and an exceptional outdoor lifestyle. Situated close to the sought-after village of Caurel, this delightful property enjoys a tranquil rural setting while remaining within easy reach of shops, services, transport links and some of the region's finest leisure and sporting facilities.

Presented in excellent condition throughout, the property has been carefully renovated and lovingly maintained, allowing new owners to move straight in and begin enjoying everything this wonderful corner of Brittany has to offer. Character features blend effortlessly with practical modern improvements, creating a warm and welcoming home that is equally suited as a permanent residence, holiday retreat or investment property.

A covered entrance porch leads into a spacious living and dining room, the heart of the home, where a traditional range cooker provides central heating throughout the house while also offering the authentic appeal of country living. A second sitting room, complete with a wood-burning stove, provides a cosy and inviting space for relaxing after a day exploring the surrounding countryside. The fully fitted kitchen is practical and well-equipped, perfectly suited to everyday family life or entertaining guests.

Upstairs, three attractive bedrooms benefit from impressive vaulted ceilings that enhance the sense of space and light. A generous family bathroom completes the first floor accommodation.

Adjoining the house is a substantial outbuilding, offering excellent potential for future development...