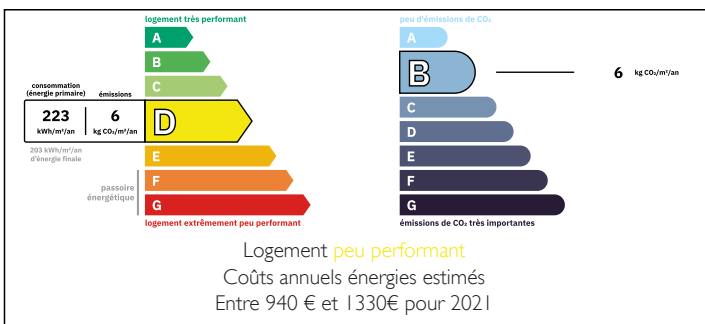


Three bedroom character stone longère, with outbuilding and garden, in a quiet hamlet near Lac de Guerlédan.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Caurel
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	110 m ²
Plot Size:	1949 m ²

IN BRIEF

Situated just seven minutes from the waters of stunning Lac de Guerlédan 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...

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

An additional field across the lane is used for the drainage beds of the fosse septique.

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



LOCAL TAXES

Taxe foncière: 412 EUR

Taxe habitation: EUR

NOTES