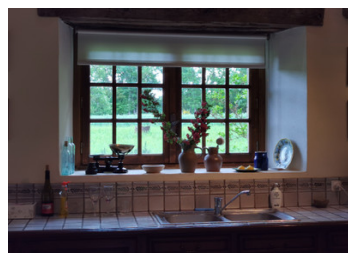


A charming longère full of traditional features, set in a delightful countryside location near Jugon-les-Lacs



## INFORMATION

Town:	Jugon-les-Lacs - Commune nouvelle
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	3000 m2

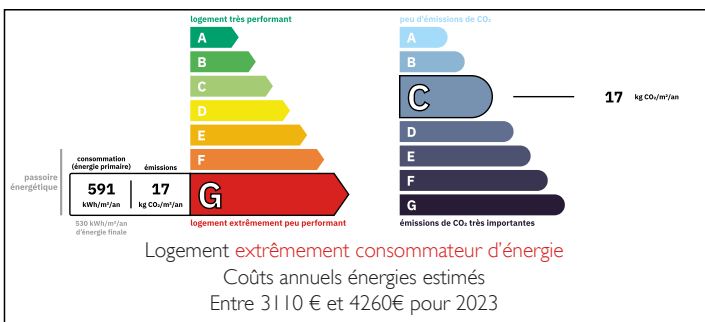
## IN BRIEF

This charming countryside retreat offers both rich history and exceptional versatility. It can serve as a primary residence or a second home with lock-up-and-leave potential, all on a single level for added convenience.

Upon entering through the front door, you are greeted by a spacious corridor that runs the length of the property, complete with ample storage cupboards. At either end of the corridor, you'll find a bright and airy kitchen/diner and a grand salon, while the two bedrooms, bathroom, and WC are centrally located.

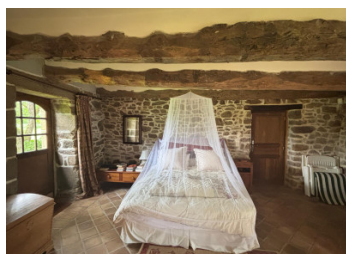
The kitchen/dining room is flooded with natural light, thanks to windows on both sides. It features fitted units, an integrated fridge, and a cooker, as well as a door that leads to the rear garden. A large wood burner adds warmth and charm to the space, perfect for chilly evenings.

## 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

The salon, also with dual-aspect windows, boasts a substantial open fireplace and a door leading directly into the garden, offering a seamless connection to the outdoors.

This property offers excellent potential, with the possibility of adding additional bedrooms in the attic. Surrounded by nature and peaceful wooded areas, it provides a tranquil setting while being conveniently located—just 5 minutes from Dolo and 10 minutes from Jugon-les-Lacs.

Dolo features a Wake Park, a local bar, a Saturday market, and hosts a major music festival each June. Jugon-les-Lacs is a charming historic village with all essential amenities and a vibrant calendar of events throughout the year.

Transport links are superb: Jugon lies close to the N176 towards Dinan and the RN12 to Rennes. The train station in Lamballe, offering high-speed services to Paris, is only 20 km away. Numerous stunning beaches can be reached within a 30–40 minute drive, and the larger towns of Dinan, Saint-Malo, Saint-Brieuc, Lamballe, and Rennes are all easily accessible.

Please note: The property will require the installation of a new fosse septique (septic tank).

## LOCAL TAXES

**Taxe foncière: 398 EUR**

**Taxe habitation: EUR**

## NOTES

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