

A lovely spacious 2 bedroom cottage nestled in the centre of Jugon Les Lacs



## INFORMATION

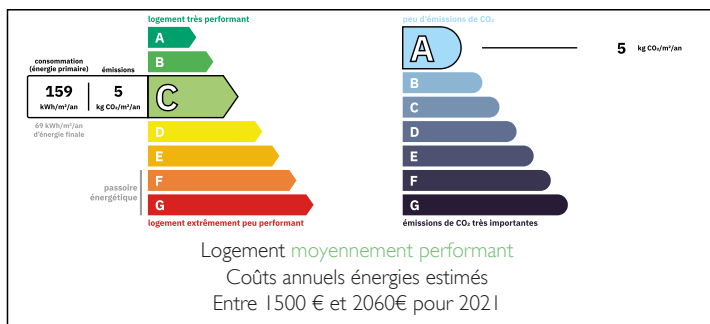
Town:	Jugon-les-Lacs - Commune
Department:	nouvelle Cotes-d Armor
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	0 m2

## IN BRIEF

This carefully restored house is ideally situated just a few minutes from the square and a 2 minute walk to the lake.. The property is easily maintained and would make a great lock up and leave, or potential rental income. You enter into a spacious and light kitchen/lounge with all modern fitted units and appliances. The kitchen has an island with fitted units below. On the first floor are 2 bedrooms and a modern bathroom. The attic is currently being used as an office. The house has a lot of character whilst benefitting from an excellent energy rating.

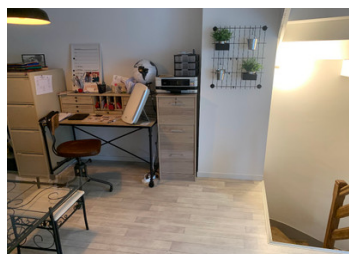


## ENERGY - DPE



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 village of Jugon Les Lacs offers everything necessary for everyday life; a traditional boulangerie, several restaurants, a doctor's surgery, and a school within ten minutes' walk. It is a thriving community with a Mairie, village hall, and traditional Friday market. Jugon also boasts an idyllic lake which offers summer water sports, and fishing (permit required).

The transport links are excellent; Jugon is close to the N176 to Dinan and the RN12 to Rennes. The station at Lamballe, offering fast trains to Paris, is only 20 km away, and many glorious beaches are easily accessible within a 30/40 minute drive. The large towns of Dinan, St Malo, St Briec, Lamballe and Rennes are all within easy reach.

## LOCAL TAXES

**Taxe foncière: 482 EUR**

**Taxe habitation: EUR**

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

## NOTES