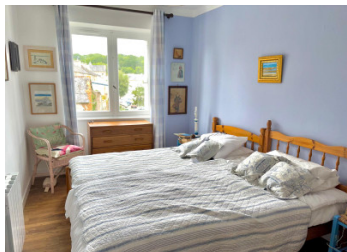


Charming 4-Bedroom Home in the Heart of Historic Jugon Les Lacs



INFORMATION

Town:	Jugon-les-Lacs - Commune nouvelle
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	133 m ²
Plot Size:	0 m ²



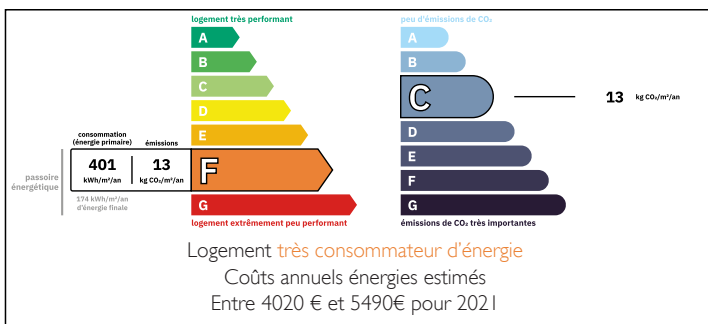
IN BRIEF

Located within the picturesque and historic centre of Jugon Les Lacs, this spacious 4-bedroom home effortlessly blends character and comfort whilst offering generous living space..

Step inside this inviting 4-bedroom home, where a large entrance corridor welcomes you. The corridor leads to a staircase that ascends to the first floor, offering easy access to the sleeping quarters and living spaces. To the right, you'll discover an enormous garage/workshop/storage room—an ideal space for a variety of uses, whether it's for secure parking, a DIY enthusiast's dream workshop, or additional storage.

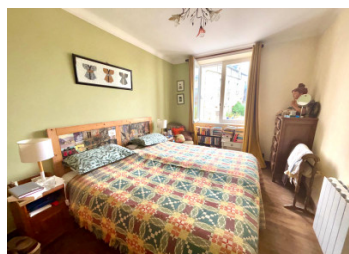
This charming first floor offers a bright, well-appointed kitchen with a door leading directly onto the spacious terrace, which also provides access to a quaint pathway into the village. The generous salon features large windows that flood the room with natural light and open onto the terrace, creating a...

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

Two comfortable bedrooms are located on this level, along with a modern shower room and a separate WC.

The second floor offers flexible accommodation with two well-proportioned bedrooms, a comfortable salon, a dedicated bureau—ideal for home working—a shower room, and a separate WC. Above, the spacious attic has been fully boarded, presenting excellent potential for additional living space, storage, or creative use to suit your needs.

Perfect for families or those seeking a tranquil retreat with all amenities close at hand, this home is a rare find in a highly sought-after village known for its charm, lakeside walks, and vibrant community.

The house is in the village of Jugon les Lacs which is full of character, and within walking distance from the property are bars, restaurants, several shops, florist, bakers, supermarket, hairdressers. In the summer months the village is alive with concerts, exhibitions, week-end events and fun for all the family. There is the lake of Jugon Les Lacs which has many watersports and lots of activities for children. Nearby at Dolo is a Wakepark and Aquapark and hosts a famous annual music festival. Many beautiful Brittany beaches can be reached within 30 mins by car. Nearby Lamballe (24km) has TGV trains to Paris taking 2.5 hrs. The ferry port at St Malo (53km) and the medieval city of Dinan (24km). The RN12 and NI76 provide an excellent road network for Jugon Les Lacs.

Don't miss the opportunity to make this delightful property your...

LOCAL TAXES

Taxe habitation: EUR

NOTES