

A beautiful four/five bedroom family home in Gouarec, near the Nantes-Brest canal and the Abbey of Bon Repos.



INFORMATION

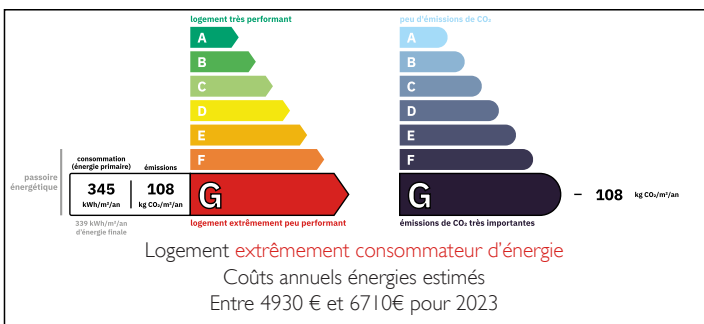
Town:	Gouarec
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	113 m ²
Plot Size:	965 m ²

IN BRIEF

This impressive four/five bedroom family home in the sought-after commune of Gouarec is a real gem! Near to the Nantes-Brest canal, the famous Lac de Guerlédan and the Abbey of Bon Repos, it benefits equally from local amenities and the quiet of the Central Brittany countryside.

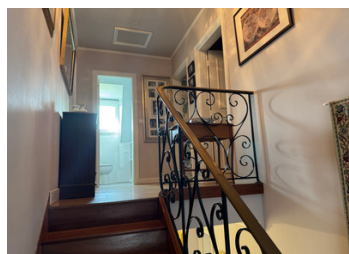


ENERGY - DPE



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

Double gates lead up the driveway to the garage underneath the main house while steps take you to the main door and impressive terrace, overlooking local fields.

The entrance hall leads to the country-style kitchen, shower room, WC and bedroom on the left hand side and the large living room on the right hand side. A staircase leads downstairs to the basement, with living room, kitchen, shower room, WC, boiler room and garage, while another staircase leads upstairs to three double bedrooms, (including one with separate dressing area) and a family shower room with WC.

Outside are beautiful gardens to the front and side while steps to the right of the property lead to the back garden with good-sized shed.

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

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES