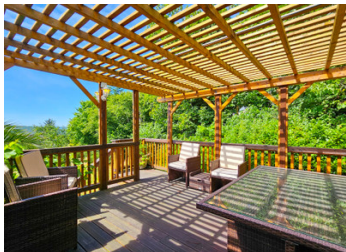


Pretty stone house and separate gite with gardens, woodland and pond - near Caurel and Lac de Guerlédan.



INFORMATION

Town:	Caurel
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	65 m2
Plot Size:	4808 m2



IN BRIEF

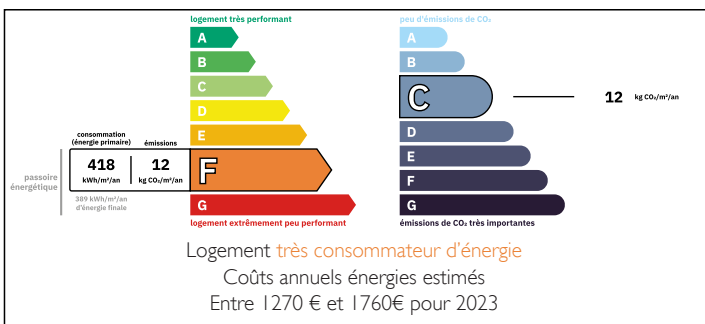
Ideally situated near to the beautiful Lac de Guerlédan in central Brittany, discover these two charming stone built houses.

The first is a lovely gite comprising a bright living room with wood burning stove, fitted kitchen and a stylish shower room with WC on the ground floor, with a master bedroom, WC and stunning elevated terrace on the first floor.

The second house has an open plan living room and kitchen, dining room and shower room with WC on the ground floor. Upstairs via the first staircase is a landing and two bedrooms, each with shower room. Up a second staggered staircase is a third room used as a bedroom.

An outbuilding, beautiful garden with fish pond and private woodland behind complete this lovely property.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Main House

Living Room: Large and bright, perfect for cozy evenings.

Equipped Kitchen: Open to the living room, ideal for cooking while staying connected with your guests.

Dining Room: For cozy meals in winter.

Shower Room: With WC and modern shower.

Upstairs:

Three Bedrooms:

A master suite with bathroom.

A bedroom with a shower room and WC.

An additional bedroom, perfect for an office or a child's bedroom.

Stone House

Kitchen: Functional and practical.

Shower Room with WC: Modern and well-appointed.

Living Room: With wood-burning stove, ideal for relaxing.

Upstairs:

Bedroom: Opening onto a magnificent wooden terrace, ideal for enjoying the beautiful weather and the lake view.

Toilet and Sink: Practical and well-placed.

Outbuildings

Annex: Perfect for storage or conversion into a workshop.

Storage Room: To store your tools and various equipment.

Garage: Spacious enough for a vehicle and additional storage.

This property is a true haven of peace, offering numerous indoor and outdoor living spaces to enjoy