

A spectacular 9 bedroom, 4 bathroom family home and/or business opportunity in the tourist area of Guerlédan.

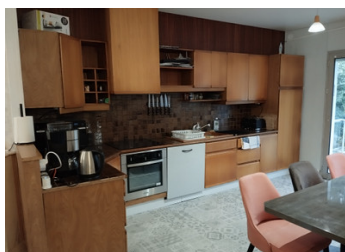


## INFORMATION

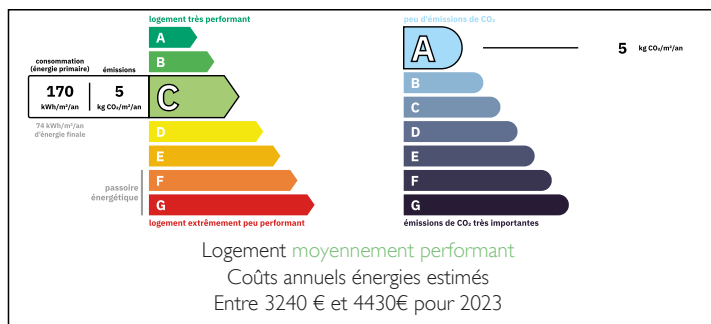
Town:	Guerlédan
Department:	Côtes-d'Armor
Bed:	9
Bath:	4
Floor:	253 m2
Plot Size:	469 m2

## IN BRIEF

This imposing home over four floors is in the middle of Mûr-de-Bretagne, a walk away from all amenities and not far from the famous Lac de Guerlédan.

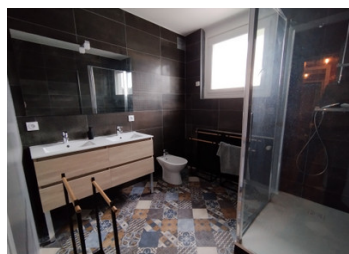


## ENERGY - DPE



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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

Gates lead to the garage under the house on one side and to the stone steps and garden on the other.

A warmly-decorated entrance on the ground floor leads to the large living/dining area and kitchen. There are two bedrooms, a shower room and separate WC on this level.

Downstairs is access to the garage, along with two bedrooms (one currently a games room and the other currently housing a sauna, both with individual access if desired), a shower room, WC and utility room.

Returning to the ground floor, a staircase takes you upstairs to a large landing, four double bedrooms, two shower rooms with WC, while the next floor takes you to a very large room, currently with four single beds and a play area. The attic is also on this level, offering potential expansion if required.

Outside is a very manageable garden with a lovely terraced area for outdoor eating and entertaining.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES