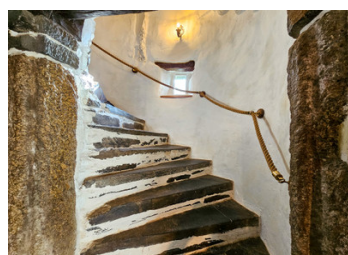


Three beautifully presented character houses (9 beds) with courtyard, mature gardens and an in-ground pool.

EXCLUSIVE



## INFORMATION

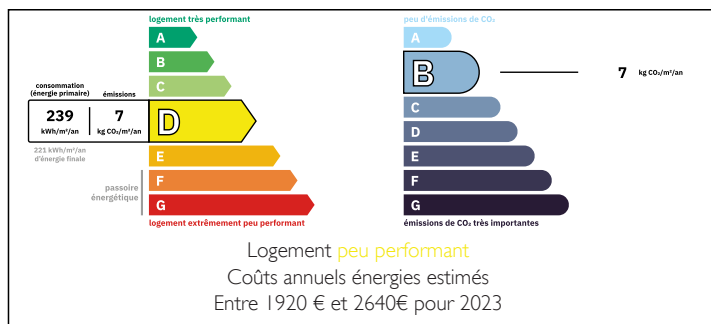
Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	9
Bath:	6
Floor:	301 m <sup>2</sup>
Plot Size:	3940 m <sup>2</sup>

## IN BRIEF

A rare opportunity to acquire three beautifully presented stone-built character houses dating from the 1700's situated in a privileged and sought after location near the Blavet river and Lac de Guerlédan. Nestled in an ancient hamlet and with authentic character features throughout including a stone spiral staircase, stone floors, wood burning stoves and cathedral ceilings - this property is something special. Beautiful gardens featuring mature trees, a private exterior courtyard, and a superb heated in-ground pool add even more to the appeal. With easy access to Loudéac and Rostrenen, there is strong income potential as gites/B&B if desired. Also ideal for an extended family. Four bedrooms in the main house, two in the second and three in the third. Not to be missed.

More than 210 additional photos and a full virtual visit available upon request.

## 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

Previously used as a main house and two holiday gites for additional income, this beautiful group of buildings offer enormous potential. Clustered around an old Breton courtyard at the heart of an ancient village - but within walking distance of the larger village of Gouarec (a popular spot with tourists and cyclists), which has all local facilities and services, including bars/restaurants, shops, a doctors, indoor swimming pool, as well as a railway museum and cycle and boat hire on the scenic river Blavet and Nantes-Brest canal.

### Environment

The current owners have kept the gardens organic, and installed an extensive rainwater collection system which delivers watering directly into the polytunnel, as well as to a garden tap.

The small orchard has a wide variety of fruit trees - figs, apples, pears, plums, cherries and sloes. The gardens also feature a wide variety of native and ornamental trees and shrubs, including an old wisteria, mimosa, magnolias, hydrangeas, rhododendrons, etc...

The central heating and water heating is wood-powered with electric back-up. The water tank is fitted with connections for solar.

The swimming pool is also as environment-friendly as an in-ground concrete pool can be, with fully automatic operation, salt water electrolytic filtration (no added chemicals) and air-source heating - set in a beautiful summer garden.

The surrounding countryside is full of interest. A footpath leads up to the spectacular neolithic monuments - 'allées couvertes' - of the Liscuis - with spectacular views over the Nantes-Brest canal and Daoulas Valley; the...

## LOCAL TAXES

**Taxe foncière:** 1158 EUR

**Taxe habitation:** EUR

## NOTES