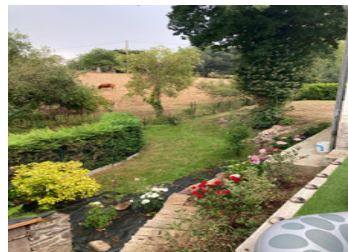


A charming three-bedroom home with a spacious garage, nestled within a quiet hamlet of just four properties



## INFORMATION

Town:	Jugon-les-Lacs
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	98 m2
Plot Size:	1549 m2

## IN BRIEF

Charming South-Facing Stone Cottage with Garage, Garden & Conversion Potential

Nestled within a peaceful hamlet of just four properties, this delightful three-bedroom cottage with a traditional slate roof offers charm, comfort, and excellent potential.

Enjoying a desirable south-facing position, the front of the house is bathed in sunshine throughout the day, enhancing its warm and welcoming appeal.

The stable door opens directly into a modern kitchen/dining room, thoughtfully fitted with ample cupboard space and generous work surfaces. A French door leads from here onto the patio, creating a seamless indoor-outdoor flow — perfect for enjoying long summer days and alfresco dining.

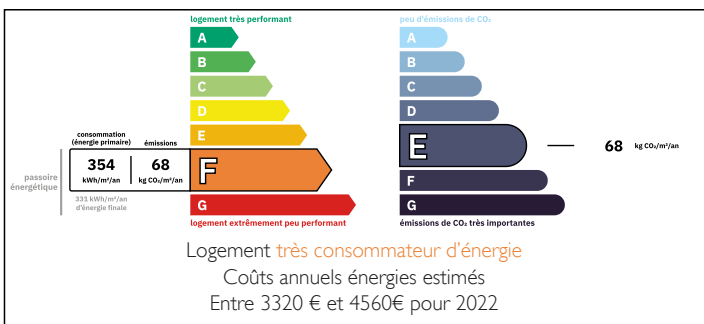
The ground floor comprises:

Two comfortable bedrooms

A spacious lounge featuring a wood-burning stove, ideal for cosy winter evenings

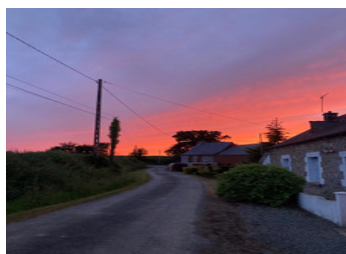
A shower room with WC

## 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

To one side of the property is a dedicated boiler room housing the central heating system, while to the other side a large garage offers excellent storage, washing machine, and the possibility of a mezzanine. Upstairs, the property boasts a generous principal bedroom complete with dressing area and its own shower room with WC. In addition, there are two further attic spaces offering exciting conversion potential (subject to the necessary permissions).

The gardens have been sympathetically landscaped over the years. The terraced area flows naturally from the patio, creating an attractive and usable outdoor space. A well is located on the lower level of the garden.

To the right of the house, a lawned area includes a prepared sand base for a children's pool and benefits from welcome shade during the warmer months. Opposite the property, a separate parcel of land provides an excellent opportunity for a vegetable patch or additional outdoor project.

Ideally situated close to the wake park at Dolo and the picturesque village of Jugon-les-Lacs, this versatile property would make:

A cosy family home

A charming lock-up-and-leave second residence

Or a highly attractive rental investment

A characterful home offering lifestyle appeal, outdoor space, and exciting potential.

This property offers excellent potential, with the possibility of adding additional bedrooms in the attic. Surrounded by nature and peaceful wooded areas, it provides a tranquil setting while being conveniently located—just 5 minutes from Dolo and 10 minutes from Jugon-les-Lacs.

Dolo features a Wake Park, a local bar, a Saturday market, and hosts a...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES