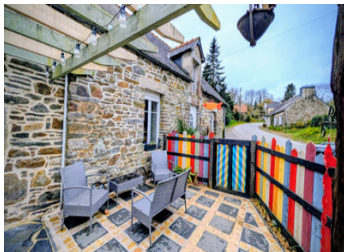


Character-Filled 2-Bedroom Stone Farmhouse with Garden and Terrace in a pretty village



INFORMATION

Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	115 m ²
Plot Size:	673 m ²

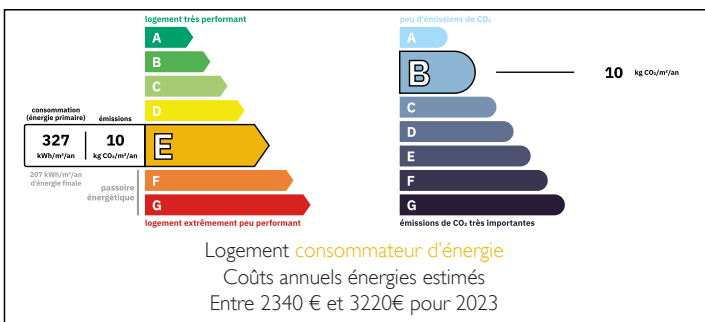


IN BRIEF

Charming rural property in a village in Brittany, close to forests, Lac de Guerlédan and local amenities. This character stone house offers 2 bedrooms and 2 bathrooms, along with an enclosed courtyard to the front and approximately 673 m² of adjacent land.



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 foncière: 537 EUR

NOTES

DESCRIPTION

This character stone house is full of charm, combining traditional features with practical living spaces.

Ground Floor: Entrance into the open-plan lounge and kitchen, complete with a wood burner and a fitted kitchen with pantry. From here, there is access to a downstairs WC, a dining room, and a second lounge also featuring a wood burner. A door leads out to the enclosed courtyard, and another provides access to the utility/woodstore/workshop.

First Floor: Two bedrooms, both with ensuite bathrooms. One ensuite includes a shower, sink, and toilet, while the other comprises a shower, bath, sink, and toilet.

Throughout the house, exposed beams and stone walls add character and charm.

Exterior: To the front of the house is a small enclosed courtyard, perfect for entertaining. Adjacent to the property is approximately 673 m² of land, ideal for growing vegetables, outdoor activities, or additional entertaining space.

The property is located in a peaceful village, in the heart of Brittany's countryside. The village offers a quiet, rural setting with historic charm, including traditional stone architecture and nearby sites such as the Forges des Salles. Surrounded by forests and close to Lac de Guerlédan, the area provides opportunities for walking, cycling, and enjoying nature. Local cafés, crêperies, and small shops add to the village's character, making it an ideal spot for those seeking a tranquil lifestyle with access to outdoor activities.

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