

Charming Character Home with River Access, Mature Gardens and Ground Floor Living, near to Lac de Guerlédan.



INFORMATION

Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	3261 m2



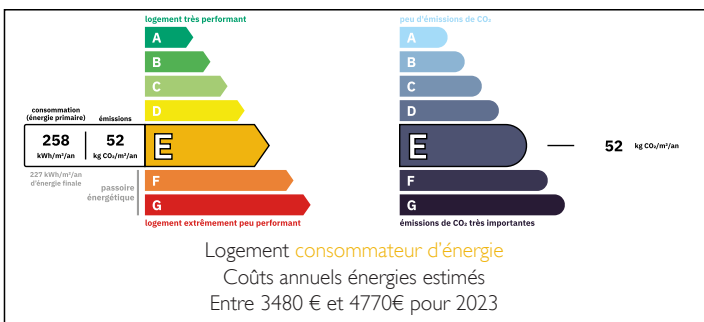
IN BRIEF

Set within beautifully landscaped gardens and enjoying direct access to a pretty river, this charming detached home offers an exceptional lifestyle in the heart of Brittany.

Just a short walk from the renowned Bon Repos Abbey, the property combines modern comfort with a tranquil natural setting. The bright fitted kitchen opens into a welcoming living and dining room centred around a pellet stove, while two ground-floor double bedrooms and two shower rooms provide comfortable single-level living. A mezzanine offers additional space for a study or occasional guest accommodation.

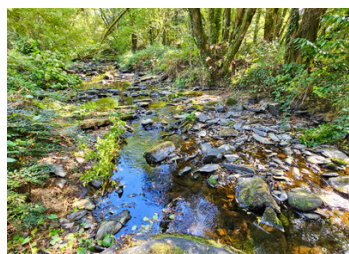
Outside, mature planting, a vegetable garden, greenhouse, garden shed and terrace create a wonderful environment for outdoor living. A garage, cellar and gated driveway complete the package.

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

Beautiful Renovated Riverside Property with Landscaped Gardens, Walking Distance to Bon Repos Abbey

Tucked away in a peaceful riverside setting in the heart of Brittany, this charming detached home offers a rare combination of comfort, privacy and natural beauty. Surrounded by 3,261m² of meticulously landscaped gardens and backing directly onto the River Daoulas, the property provides an idyllic retreat for anyone seeking a slower pace of life without sacrificing convenience.

Located within easy walking distance of the celebrated Abbaye de Bon Repos, one of Central Brittany's most treasured historic landmarks, the property enjoys an enviable position where nature, heritage and outdoor living meet.

NOTES

Fully renovated and beautifully maintained, the house is ready for immediate occupation and would make an excellent permanent residence, holiday home or investment property.

Comfortable and Flexible Living

The accommodation has been thoughtfully arranged to maximise light and practicality.

At the heart of the home is a spacious fitted kitchen with ample storage, integrated appliances and numerous windows and French doors that flood the room with natural light. Designed as both a functional workspace and a welcoming gathering place, it flows naturally into the cosy sitting and dining room where a pellet stove creates a warm and inviting atmosphere throughout the year.

The ground floor offers the considerable advantage of single-level living, with two generous double bedrooms. One benefits from its own private shower room and direct access to the terrace and garden, making it an ideal principal suite or guest