

A 4 bedroom semi-detached house with a possible gite attached. Renovation has been started.

## EXCLUSIVE

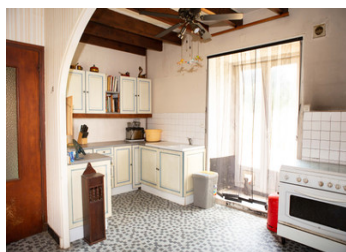


## INFORMATION

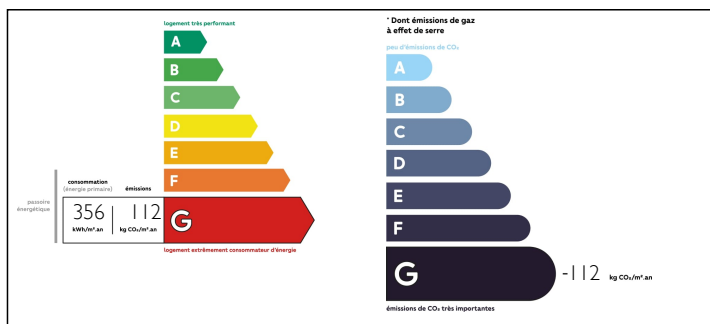
Town:	Jugon-les-Lacs - Commune nouvelle
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	122 m2
Plot Size:	1809 m2

## IN BRIEF

A 4 bedroom semi-detached longère style house which has a bedroom, bathroom, lounge and a kitchen diner on the ground floor with French doors opening onto the garden. Upstairs are 3 bedrooms, an office and shower room. Renovation has started on this house but there is plenty more for the enthusiast to do. Adjoining is a 1 bedroom gite which requires total renovation. There is a large shed and old cider press, and in the grounds are 2 old animal buildings and a stone built hangar. There is garden to the front, side and rear with a gravelled patio and mature fruit trees. Please note the price reflects the fact that work will be required on the roof.



## 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

This house is situated in a quiet hamlet with just a few houses and the 'petite cité de caractère' Jugon les Lacs is just a few minutes away.

Many beautiful Brittany beaches can be reached within 30-40 minutes by car. The larger towns of Lamballe and Dinan are nearby.

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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 foncière: 350 EUR

## NOTES