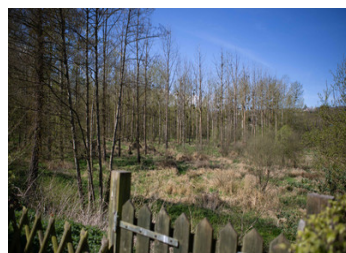


A semi-detached traditional house with lounge/kitchen. 2 bathrooms and 2 bedrooms. A garden with a shed



INFORMATION

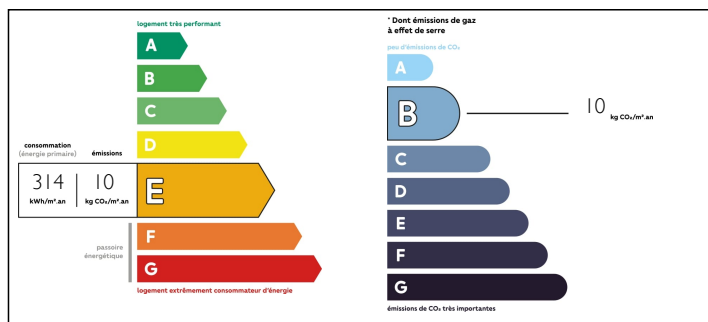
Town:	Jugon-les-Lacs - Commune
Department:	nouvelle Cotes-d Armor
Bed:	2
Bath:	2
Floor:	63 m2
Plot Size:	374 m2



IN BRIEF

A lovely semi detached cottage just a few minutes from the centre of Jugon Les Lacs. It is situated in a peaceful location with views across the countryside and with a small stream running at the bottom of the garden. This house would make an excellent second home and there is always the possibility of rental income. Downstairs there is a large kitchen / living room with built in and fitted kitchen units, a bathroom with room for a washing machine. Upstairs are 2 bedrooms with a large shower room equipped with a large walk in shower. This property has electric heating and a cosy log burner for those chilly evenings.

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

The garden is easily maintained and there is a garden shed, along with storage for garden furniture. There are many beautiful beaches within a 40minute drive, and the historic town of Dinan nearby. The ferry port of St Malo 56km and Lamballe is 20km with a fast TGV service to Paris. Jugon Les Lacs is a petite citie de character and during the summer months there are many events. Nearby is Dolo with its wake park and a famous annual music festival.

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

LOCAL TAXES

Taxe foncière: 77 EUR

NOTES