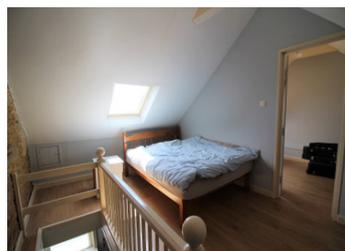


Detached, recently renovated, 3 bedroom house with stunning views of Lac de Guerlédan, 2 bed annex, games room, studio, garage, 3266m2 land, near Caurel



INFORMATION

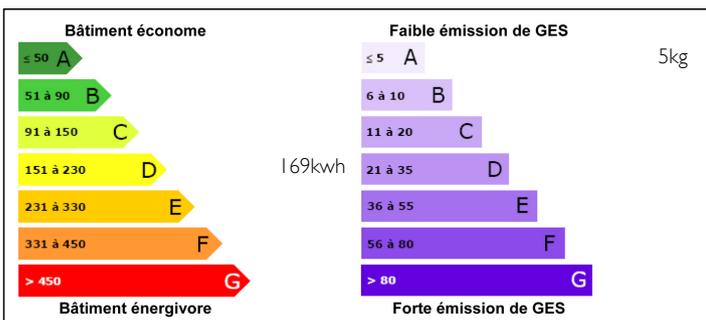
Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	123 m2
Plot Size:	3266 m2



IN BRIEF

Recently renovated to a high standard, this three bedroom detached house is set in a fantastic location with views overlooking Lac de Guerlédan. There is also a 2 bed annex with adjoining games room, studio/workshop and garage, large barn, patio area and garden. The property has a conforming septic tank and is double glazed and well insulated. The main house has acoustic insulation throughout walls and ceilings.

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: 300 EUR

NOTES

DESCRIPTION

The property benefits from double-glazing throughout and dimplex electric radiators controlled by a thermostat in the kitchen. The new furniture and equipment, including new bedding are all included in the price of this lovely property. Please note the price is firm.

GROUND FLOOR:

Front door leading into...

Kitchen/Diner: 6.7m x 4.8m approx. fully fitted with fridge, gas hob, electric oven and central island. Tiled flooring.

Lounge: 3m x 4.8m approx. with laminated flooring, this could also be used as a bedroom.

FIRST FLOOR:

The first floor has laminated flooring throughout.

Bedroom 1: 3.3m x 2.3m approx.

Bathroom: with bath, shower unit, WC, vanity unit and heated towel rail.

Bedroom 2: 3.3m x 2.4m approx.

Bedroom 3: 2.7m x 3.3m approx. with separate toilet and wash hand basin. Views over the lake from the bed.

Adjoining Games room (right-hand side): 5.4m x 2.6m approx. with utility area housing washing machine and drier.

ANNEX: (left-hand side):

GROUND FLOOR: 4.8m x 5.2m approx. with fitted kitchen and separate shower room with WC, shower cubicle and vanity unit.

FIRST FLOOR:

Bedroom 1: 3m x 3.6m approx. with door which then leads on into Bedroom 2: 2.3m x 3.6m approx. Laminate flooring and electric radiator.

OUTSIDE:

Studio/workshop: 5.1m x 2.9m approx. with laminate flooring and fully lined.