

Substantial, well presented 3 bedroom stone house in the centre of the pretty village of Jugon les Lacs.



INFORMATION

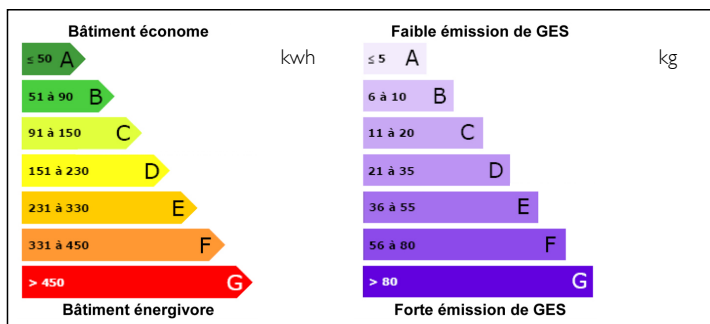
Town:	Jugon-les-Lacs
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	0 m2

IN BRIEF

Laid out in typical 'longere' style, although being in the heart of the village this house is ideal as a family home or as an easily maintained holiday home. The ground floor consists of a large living / dining room with lots of exposed stone and beams, large fireplace and log burner, kitchen, WC. Between the first and second floors a lovely sun room affords lots of light and is high enough from ground level to be private. The first floor consists of 3 good sized double bedrooms, all with double glazed windows. Bathroom and WC. On the 2nd floor is a grenier which could become a third bedroom and an additional bathroom which is used as a private bathroom for bedroom 1. Close to all amenities, local airports and ferries and about 25 minutes from the TGV stop at Lamballe.

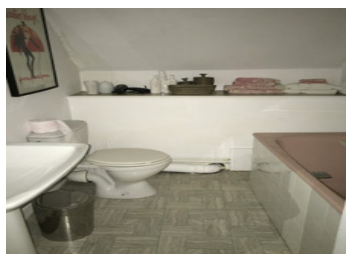


ENERGY - DPE



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 well proportioned house could be either an ideal family home or a lock-up-and-leave holiday home. It is within easy walking distance (minutes) of all of the amenities of the lovely village of Jugon les Lacs - mini supermarket, bars, restaurants, swimming complex (closed in winter), lake (fishing, kayak, waterboard, cycling etc). There is a year round Friday market in the square. Close to the fabulous towns of Dinan, and St Malo where all amenities can be found, with the access point to the RN12 only a few kilometres away, this is an ideal location to enjoy what Brittany has to offer.

Dimensions of the rooms are as follows;

Living / Dining 6.3 x 6.1m

Kitchen 2.4 x 4.4m

Hall 3.1 x 2.3m

Sunroom 6.7 x 1.4 (average)

WC 2x1m

NOTES

1st floor

Bedroom 1 4.2 x 4.7m

Bedroom 2 4.2 x 2.7m

Bedroom 3 4.2 x 3.2m

Hallway 10 x 1 m

Bathroom 2.9 x 2.1 m

WC 2 x 1 m

Grenier (4.6 x 2.7m) and bathroom (2.9 x 1.6m)

For information there is no private parking and the house has no garden but there is ample parking nearby.

Information about risks to which this property is exposed is available on the GéoRisques website :...