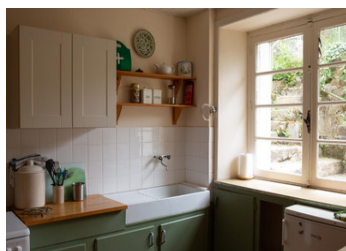
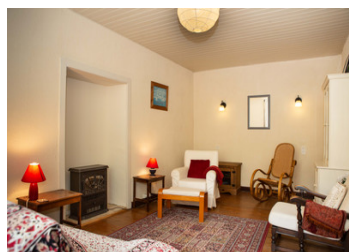


A character furnished 2 bedroom cottage with terraced garden in the centre of Jugon Les Lacs



## INFORMATION

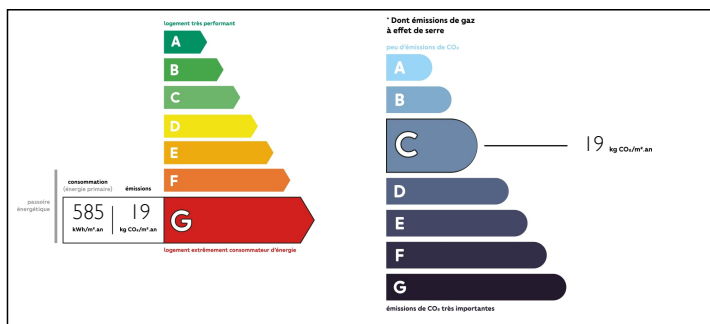
Town:	Jugon-les-Lacs - Commune nouvelle
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	222 m2



## IN BRIEF

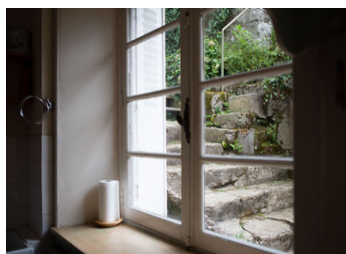
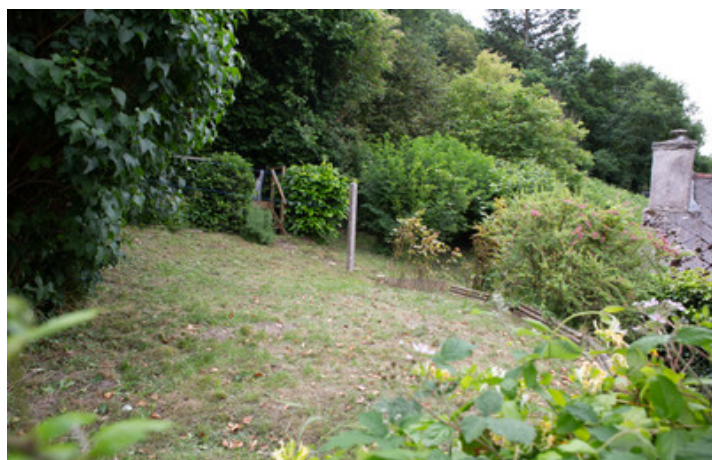
A lovely 2 bedroom cottage hidden away in the centre of Jugon Les Lacs. The garden has great views across the village and behind of a beautiful wood. The property is approached by steps from the street and below the house is a large sous-sol. You enter into the kitchen/diner with a cosy wood burning stove and the lounge leads off. Stairs lead to 2 bedrooms and a bathroom with a door leading onto the terraced garden. Attached to the house is a garden/storage room which houses the washing machine etc.

## 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 property is right in the heart of Jugon Les Lacs with shops, restaurants and bars just a few minutes walk away. There is a wonderful lake nearby with watersports and many activities for children. In the summer there are many events held in the square and it really is a bustling village. The main towns of Dinan and Lamballe are just 15 minutes away by car and many of the beautiful Brittany beaches can be easily reached within 30/40 minutes.

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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: 227 EUR

## NOTES