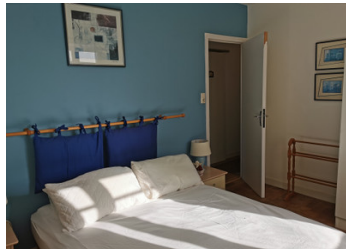


A 3 bedroom semi-detached house with garden, field and outbuilding located in a tranquil hamlet near Dolo



INFORMATION

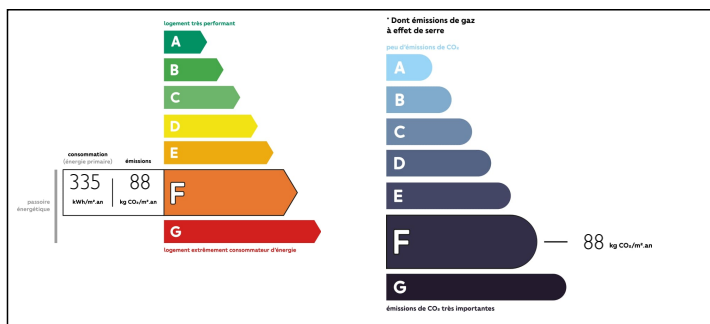
Town:	Jugon-les-Lacs - Commune
Department:	nouvelle Cotes-d Armor
Bed:	3
Bath:	1
Floor:	78 m2
Plot Size:	2119 m2



IN BRIEF

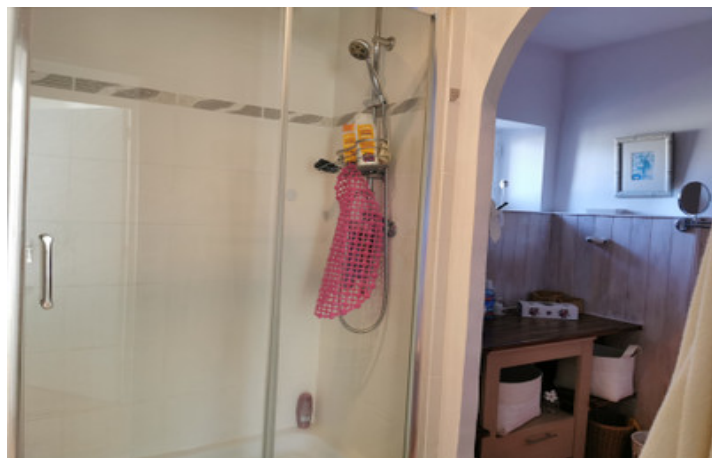
A lovely 3 bedroom house in a quiet hamlet near to Dolo with a garden, field, and outbuilding. There is parking for 2 cars. Au RDC: a large open kitchen/diner which opens into a lovely lounge all of which is light and airy; In the corridor is a laundry and a separate WC. Stairs lead to 3 light bedrooms with a large bathroom comprising of a window, large shower cubicle, sink and WC. There is also an attic.

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 could become an ideal permanent or second home as some furniture is available. The large outbuilding would make an ideal workshop and currently the central heating boiler is located there. Ideally situated just a few minutes from the RN12 providing easy access to Rennes or St Brieuc. The port of St Malo is 45 minutes away and there are many beautiful beaches that can be reached with 40 minutes (Erquy, Pleneuf Val Andre, Sables d'Or les Pins, St Cast, Dinard and St Malo). Please note there is no current drainage at the property and that the local farmer uses the field.

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

LOCAL TAXES

Taxe foncière: 390 EUR

NOTES