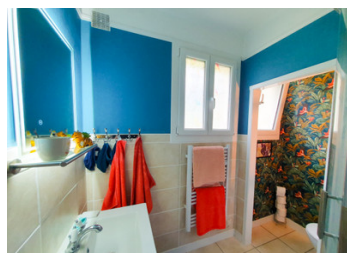


Close to Lac de Guerlédan, luminous 4-bedroom property set in 1777 m2 of south-facing land with a stream.



## INFORMATION

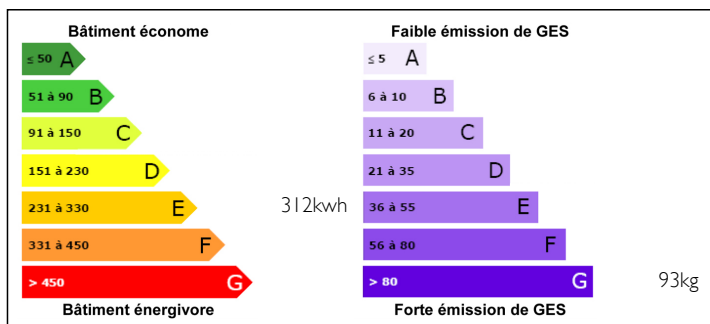
Town:	Caurel
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	99 m2
Plot Size:	1777 m2



## IN BRIEF

Welcome to CAUREL! Nestling in the heart of Brittany and set to the side of the celebrated Black Mountains, this charming little commune, served by public transport, borders Brittany's largest lake and offers an exceptional living environment. Less than 2 km from the property, the Beau Rivage beach, the Caurel wood and the lake shore offer a wide range of activities: canoeing, kayaking, paddling, water-skiing, pedal-boating, swimming, fishing, mountain biking, horse-riding, hiking, rock-climbing... This is where LEGGETT immobilier can offer you this beautiful property with generous volumes and ideal exposure, comprising 4 bedrooms and a pretty garden of 1777 m2 crossed by a stream. It has plenty of natural light and a recent pellet stove for added comfort. From the lovely terrace, you have a magnificent view of the surrounding nature, and peace and quiet. Walking distance to three restaurants and a bar, plus a bread machine! Don't delay!

## 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: 437 EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR:

- From the entrance hall, a corridor leads to all the rooms on the ground floor, basement and first floor.
- A fitted kitchen with plenty of storage space.
- A lounge.
- A shower room with WC.
- A study/bedroom (ideal for someone with mobility issues, there is a shower room next door).
- A living/dining room of over 26 m2 fitted with a pellet stove and French windows giving access to the south-facing balcony.

### FIRST FLOOR :

- 3 bedrooms, one of which is over 15 m2 with a dressing room.
- Bathroom with WC.

### BASEMENT :

- A 28 m2 garage with motorised sectional door.
- A 17 m2 workshop with direct access to the garden.
- A cellar of almost 9 m2.
- A laundry/shower room with shower, WC, washbasin and hot water tank.

### OUTSIDE :

- A garden shed.
- A greenhouse (glass roof) attached to the house.
- A terrace of approx. 25 m2.

All on 1777 m2 of south-facing land with a stream running through.

Following the recent renovation, the energy performance diagnostic will be renewed.

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