

A two-bedroom cottage in a small hamlet near Gouarec and the Nantes-Brest canal.

EXCLUSIVE



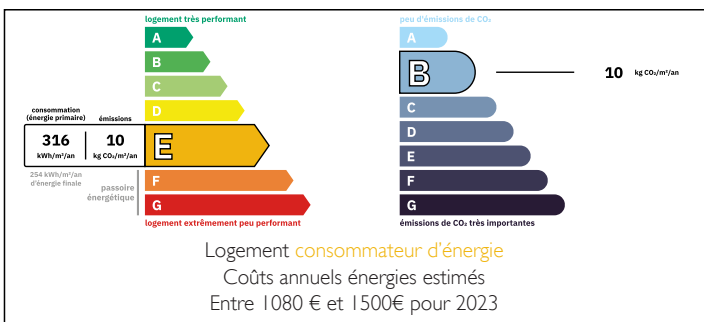
INFORMATION

Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	57 m ²
Plot Size:	8501 m ²

IN BRIEF

This bright and airy cottage has recently benefitted from the inclusion of a conservatory and is surrounded by well-tended gardens, set in a peaceful hamlet near Gouarec, the Nantes-Brest canal and the famous Lac de Guerlédan.

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

A long driveway leads to the terrace with water feature, shed and large garden to the right hand side and to the left, the main door leads directly onto the living/kitchen area with a recently-constructed conservatory behind. To the right of the kitchen is the main double bedroom and shower- room with WC.

Upstairs, the attic has been converted and is now a double-bedroom with a bathtub, sink and WC.

Behind the house is storage and a large field.

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

NOTES