LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45961DEM22 Price: 46 000 EUR

agency fees to be paid by the seller

OFFER ACCEPTED Renovation Opportunity 500m from Lac de Guerlédan – Character House with Exceptional Potential







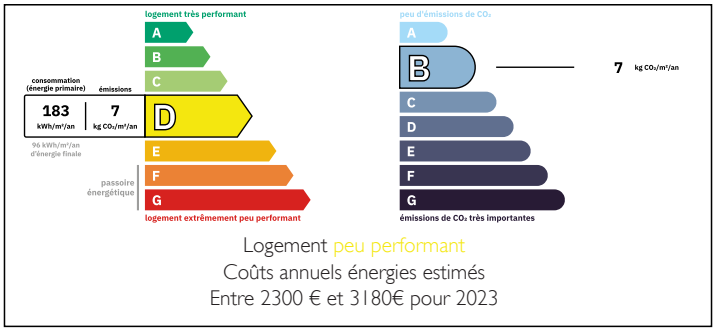








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2300 € et 3180€ pour 2023

INFORMATION

Town:	Caurel
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	150 m2
Plot Size:	151 m2

IN BRIEF

OFFER ACCEPTED House to Renovate Just Steps from Lac de Guerlédan – Exceptional Potential in the Heart of Brittany

Situated in the charming village of Caurel, just 500 metres from Lac de Guerlédan and Beau Rivage beach, this character property offers an excellent renovation opportunity in a highly sought-after setting.

Built over a full basement, the house offers approximately 150 m² of living space and currently comprises an entrance hall, kitchen, lounge, two bedrooms and a large convertible attic offering numerous possibilities for additional accommodation.

The property is next to the mains drainage network.

Located within walking distance of local shops, the

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.

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NOTES

DESCRIPTION

OFFER ACCEPTED Characterful Village House to Renovate Near Lac de Guerlédan – Excellent Holiday Let and Lifestyle Opportunity in the Heart of Brittany

Nestled in the centre of the picturesque village of Caurel, just 500 metres from the shores of the magnificent Lac de Guerlédan and the popular Beau Rivage beach, this substantial traditional Breton property represents an exciting renovation opportunity in one of the most sought-after leisure destinations in inland Brittany. The property currently offers approximately 150m² of potential living space, a full basement, existing double-glazed PVC windows and mains drainage, providing an excellent starting point for a transformation project.

Whether you are seeking a holiday home, a permanent residence, a gîte business or a lucrative seasonal rental investment, this property offers the rare chance to create a bespoke home in an area where tourism, outdoor activities and natural beauty attract visitors throughout the year.

A Property with Outstanding Potential

The existing accommodation includes an entrance hall, kitchen, sitting room, two bedrooms and a large attic space which could potentially be converted (subject to permissions and regulations) into additional accommodation. A full basement provides extensive storage, workshop or utility space. The house requires complete renovation, allowing future owners the freedom to redesign the interior to their own taste and requirements.

The property's location is a major asset. Situated in the heart of the village, amenities are close at hand while the lake and beaches are within easy walking distance. This combination of convenience and leisure appeal is increasingly...