

Charming 3-Bedroom House with Large Garden and Mobile Home, Just 5 Minutes from Lac de Guerlédan

EXCLUSIVE



INFORMATION

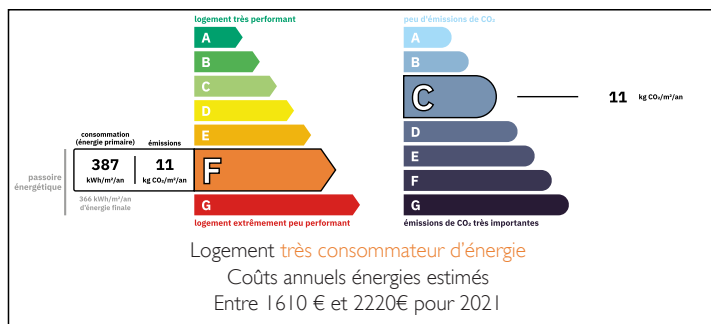
Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	93 m2
Plot Size:	2845 m2

IN BRIEF

Charming three-bedroom house offering comfortable single-level living, generous 2,845m² gardens and a mobile home, ideally situated in a peaceful hamlet just 5 minutes from Lac de Guerlédan. Surrounded by the beautiful countryside of central Brittany, this is an excellent location for enjoying walking, cycling, watersports and the many attractions of the Guerlédan area. The property offers a bright and spacious home with a conservatory and balcony, a wood-burning stove, three double bedrooms, attic space above and a full sous-sol below. Whether looking for a permanent home, a holiday retreat or a property with potential for additional accommodation, this offers a wonderful opportunity in a sought-after area of Brittany.

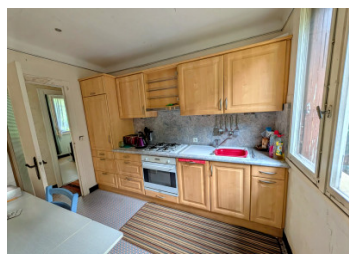


ENERGY - DPE



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

Set in a peaceful hamlet just 5 minutes from the popular Lac de Guerlédan, this charming property offers a lovely combination of space, tranquillity and easy access to one of Brittany's most beautiful leisure destinations.

The main living accommodation is all arranged on one level, making the property practical and easy to live in. Above the living accommodation is a useful attic space, while below is a full sous-sol/basement, offering excellent storage and potential for workshops, hobbies or additional use, subject to any necessary permissions.

The house is light and spacious throughout and benefits from a pleasant conservatory and balcony, providing additional space to relax and enjoy the garden and surrounding countryside.

The accommodation comprises:

- Entrance through a bright conservatory
- Dining room
- Spacious lounge with a wood-burning insert
- Kitchen
- Three good-sized double bedrooms
- Shower room with WC

The main living space is all on one level, with the attic above and sous-sol below.

Outside, the property sits within a generous 2,845m² garden, offering plenty of space for outdoor activities, gardening, entertaining or simply enjoying the peace and privacy of the location.

The property also includes a mobile home, providing additional accommodation for family and friends or potential guest use, subject to any necessary permissions.

The location is ideal for those looking for a peaceful rural setting while remaining close to the many

NOTES