LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

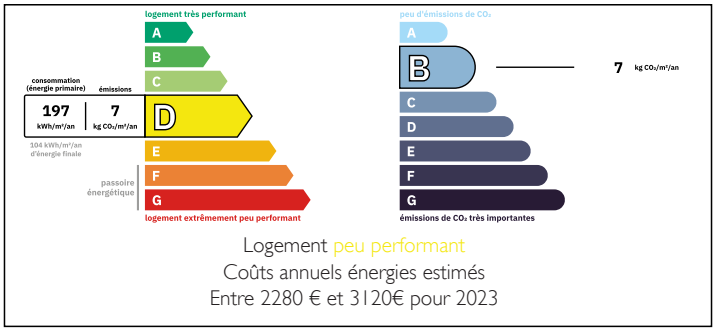
Ref: A48418MCW22 Price: 219 350 EUR

agency fees included: 7 % TTC to be paid by the buyer (205 000 EUR without fees)

A flexible, beautifully presented three-apartment property in the heart of central Gouarec, close the Canal.

EXCLUSIVE

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2280 € et 3120€ pour 2023

INFORMATION

Town:	Gouarec
Department:	Côtes-d'Armor
Bed:	6
Bath:	3
Floor:	107 m2
Plot Size:	0 m2

IN BRIEF

A beautifully presented and highly versatile property in the heart of Gouarec, close to the Nantes-Brest Canal.

In excellent condition throughout, the property is arranged as three bright, self-contained two-bedroom apartments, each with a living/dining area, fitted kitchen and shower room. An attached garage and secure cycle storage are valuable additions.

Not sold as a going business, the property offers superb flexibility as a spacious family or multigenerational home, holiday property or potential future letting venture.

Shops, bars, restaurants and everyday amenities are within walking distance, while the Nantes-Brest Canal and Voie Verte network make this an excellent base for cycling, walking and exploring

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

A flexible, beautifully presented three-apartment property with garage in the heart of central Gouarec, close to the Nantes-Brest Canal.

+ Excellent condition throughout
+ Three self-contained 2-bedroom apartments
+ Attached garage and secure cycle storage
+ Walk to shops, bars and restaurants
+ Superb cycling and tourism potential

An excellent opportunity to acquire a beautifully presented and highly versatile property in the heart of Gouarec, an attractive historic town in central Brittany, set at the confluence of the Nantes-Brest Canal and the River Blavet. With traditional schist houses, historic streets and connections with the Dukes of Rohan, Gouarec combines authentic Breton character with everyday amenities and easy access to some of the region's finest countryside.

Currently arranged as three bright and modern self-contained apartments, each occupying its own floor, the property offers an exceptionally flexible layout. Each apartment provides two bedrooms, a spacious living/dining area, fitted kitchen and shower room with WC. Together, the existing accommodation has been configured to sleep up to 13 people.

The property is not being sold as a going business, leaving a new owner free to decide how best to use the generous accommodation. It could provide an impressive family home, multigenerational accommodation with a degree of independence for each generation, or a spacious holiday property where family and friends have their own private living space. Equally, the existing configuration provides an excellent starting point for a future holiday-letting or tourism project, subject to the necessary requirements.

A particularly valuable feature for a property in the centre of...