

Beautifully renovated stone property with gîte, land and lake access nearby

EXCLUSIVE



INFORMATION

Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	187 m2
Plot Size:	4080 m2

IN BRIEF

Set in an attractive quiet hamlet close to the Lac de Guerlédan, this proposition offers a spacious and luminous main house and a two-bedroomed gîte arranged around a courtyard. To the rear are extensive grounds (4080m2), fully enclosed, and with established trees.

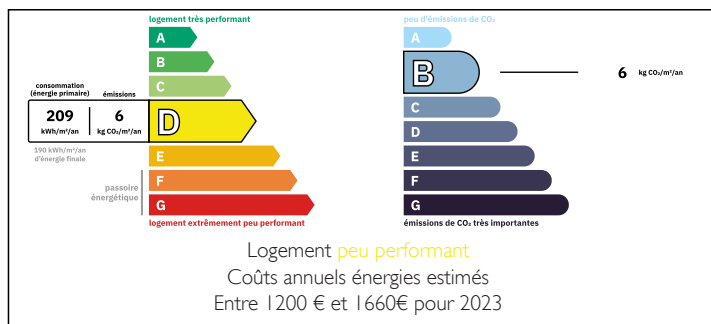
This versatile property offers a range of possibilities, either as a family home with space to welcome friends and relatives, or as a home with potential for a separate holiday let. With access to lakeside walks and the surrounding countryside nearby, it is ideally suited to those who would enjoy an outdoor lifestyle in the heart of Brittany.

THE MAIN HOUSE

The ground floor offers a fitted kitchen, a spacious lounge and dining room, and a separate WC. Upstairs, the accommodation comprises an attractive main bedroom suite with a dressing room



ENERGY - DPE



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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: 859 EUR

NOTES

DESCRIPTION

The covered terrace, which runs along the rear of the main house, provides a lovely place to relax and enjoy open views across the property's land and the surrounding countryside.

The main house is heated by the log burner in the lounge and electric radiators.

A separate adjoining building provides useful storage space and a dedicated laundry room.

The gîte

Offering excellent flexibility for visiting family and friends or potential holiday letting, the two-bedroom gîte has its own living space and character.

On the ground floor, there is a lounge with a log burner and a fitted kitchen. Upstairs, the accommodation comprises a double bedroom, a single bedroom, a bathroom and an office area with a mezzanine level.

The gîte is heated by the log burner in the lounge.

OUTSIDE

The gravelled courtyard provides parking for several vehicles and creates an attractive setting between the stone buildings.

To the rear, the enclosed land (4080m²) extends into the countryside, with established trees adding to the rural character of the grounds. The terrace provides a natural connection between the house and its outdoor surroundings, making the most of the peaceful setting.

DETAILS

Main house – Ground Floor

- Lounge (4.27m x 11.96m) with wooden flooring, log burner with stone fireplace, electric radiators and stairs to the first floor. Windows to front and rear, and patio doors leading to the terrace
- Kitchen (3.99m x 4.28m) with central island, fitted cupboards and a tiled floor