



Ref: A28712MCW22

Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

A charming home with lots of potential near Gouarec, the Nantes - Brest canal and the Lac de Guerlédan



INFORMATION

Town: Bon Repos sur Blavet

Côtes-d'Armor Department:

Bed: 3

Τ Bath:

Floor: 81 m2

Plot Size: 2047 m²







IN BRIEF

This lovely family holiday home comes to the market for the first time in ten years. Situated in a tiny hamlet just outside of Laniscat, it offers peace and tranquility but also restaurants, supermarkets, schools, big towns and tourist destinations a short distance by car.

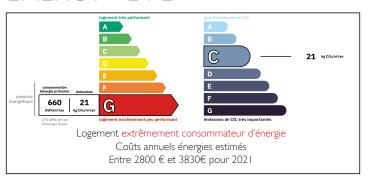








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière: 424 EUR

Taxe habitation: EUR

DESCRIPTION

A shared driveway leads to the privacy of a well-maintained garden with a treehouse looking back towards the main home. A barn to the left of the property (100m²) offers lots of potential both in terms of renovating as private accommodation and as a potential gîte business.

The main house is to the right with an open-plan living and kitchen area (25m²), centred around a cosy woodburner. The first bedroom is to the rear of the living area (19m²) and has two sets of double doors to the grounds. This could also serve as an impressive dining room.

Upstairs, the second bedroom is a good-sized double (12m²) with storage in the eaves and along the corridor is the third bedroom (7m²) (which would also be suitable as a study), the family bathroom and a separate WC.

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

NOTES