

An outstanding 4 bedroom home steeped in history situated in the centre of a petite cité de caractère

EXCLUSIVE



INFORMATION

Town:	Jugon-les-Lacs - Commune nouvelle
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	154 m2
Plot Size:	239 m2

IN BRIEF

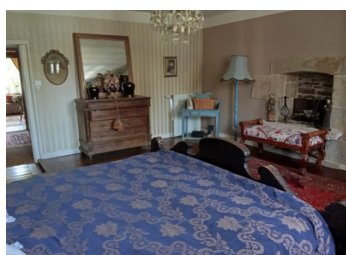
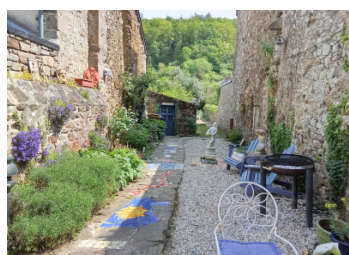
This outstanding property lies at the centre of Jugon Les Lacs, a "petite cite de caractere". It is surrounded by prestigious residences, restaurants and shops, ranged around a central square.

The front door opens into a spacious lounge, featuring a huge traditional fireplace. The lounge leads to a kitchen/dining room with attractive fitted units, which gives access to a bright and airy summer room, leading in turn to an easily maintained terraced garden with stunning views across the roofs of Jugon to the heavily wooded hillside beyond with its ever-changing seasonal colours.

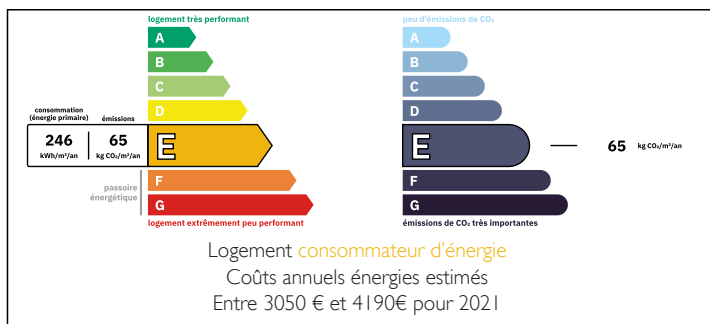
The ground floor also has a WC, and the garden contains a useful outbuilding which houses the oil tank and offers plenty of storage.

Stairs lead to the first floor with two very large bedrooms, a bathroom and separate WC.

The second floor offers two further bedrooms , and

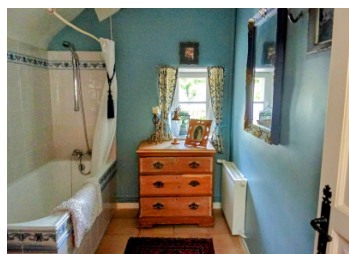


ENERGY - DPE



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

The house has been lovingly decorated by the present owners, and oozes warmth from the moment you enter the front door. It benefits from oil fired CH together with a large open fire which transforms the lounge into a haven of coziness. This spectacular home, nestled in the heart of the village, offers a blend of rustic charm and modern practicality, enabling the owners to immerse themselves in an authentic French lifestyle. It is equally suitable as a permanent home or a lock up and leave.

The village of Jugon Les Lacs offers everything necessary for everyday life; a traditional boulangerie, several restaurants, a doctor's surgery, and a school within ten minutes' walk. It is a thriving community with a Mairie, village hall, and traditional Friday market. Jugon also boasts an idyllic lake which offers summer water sports, and fishing (permit required).

The transport links are excellent; Jugon is close to the N176 to Dinan and the RN12 to Rennes. The station at Lamballe, offering fast trains to Paris, is only 20 km away, and many glorious beaches are easily accessible within a 30/40 minute drive. The large towns of Dinan, St Malo, St Briec, Lamballe and Rennes are all within easy reach.

LOCAL TAXES

Taxe foncière: 534 EUR

Taxe habitation: EUR

NOTES

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