

Ref: A37881|H22 Price: 180 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (180 000 EUR without fees)

A charming longère full of traditional features, set in a delightful countryside location near Jugon-les-Lacs



INFORMATION

Town: Jugon-les-Lacs - Commune

pouvelle Côtes-d'Armor Department:

2 Bed:

I Bath:

Floor: 120 m² Plot Size: 3000 m²







This charming countryside retreat offers both rich history and exceptional versatility. It can serve as a primary residence or a second home with lock-up-and-leave potential, all on a single level for added convenience.

Upon entering through the front door, you are greeted by a spacious corridor that runs the length of the property, complete with ample storage cupboards. At either end of the corridor, you'll find a bright and airy kitchen/diner and a grand salon, while the two bedrooms, bathroom, and WC are

centrally located.

The kitchen/dining room is flooded with natural light, thanks to windows on both sides. It features fitted units, an integrated fridge, and a cooker, as well as a door that leads to the rear garden. A large wood burner adds warmth and charm to the space, perfect for chilly evenings.

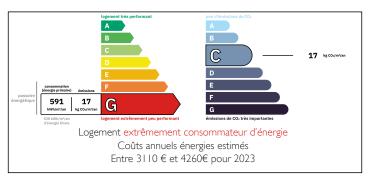








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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LOCAL TAXES

Taxe foncière: 398 EUR

Taxe habitation: EUR

DESCRIPTION

The salon, also with dual-aspect windows, boasts a substantial open fireplace and a door leading directly into the garden, offering a seamless connection to the outdoors.

This property offers excellent potential, with the possibility of adding additional bedrooms in the attic. Surrounded by nature and peaceful wooded areas, it provides a tranquil setting while being conveniently located—just 5 minutes from Dolo and 10 minutes from Jugon-les-Lacs.

Dolo features a Wake Park, a local bar, a Saturday market, and hosts a major music festival each June. Jugon-les-Lacs is a charming historic village with all essential amenities and a vibrant calendar of events throughout the year.

Transport links are superb: Jugon lies close to the N176 towards Dinan and the RN12 to Rennes. The train station in Lamballe, offering high-speed services to Paris, is only 20 km away. Numerous stunning beaches can be reached within a 30–40 minute drive, and the larger towns of Dinan, Saint-Malo, Saint-Brieuc, Lamballe, and Rennes are all easily accessible.

Please note: The property will require the installation of a new fosse septique (septic tank).

NOTES

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