

A beautiful old farmhouse with outbuildings, a pond and convertible attic near Gouarec.



INFORMATION

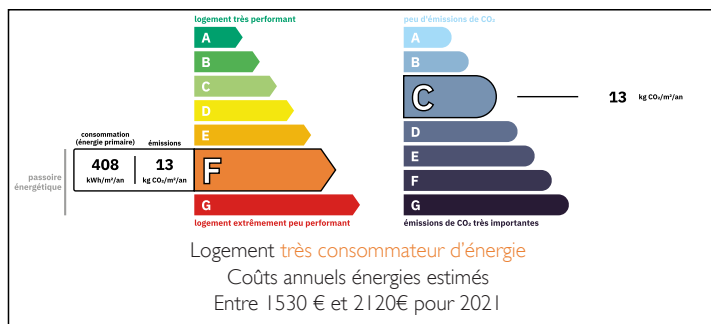
Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	69.75 m2
Plot Size:	7095 m2

IN BRIEF

This lovely property is waiting to be moved into! Situated in a quiet hamlet not far from Gouarec, the Nantes-Brest canal and the Lac de Guerlédan, this two bedroom farmhouse has lots of scope for expansion and renovation.

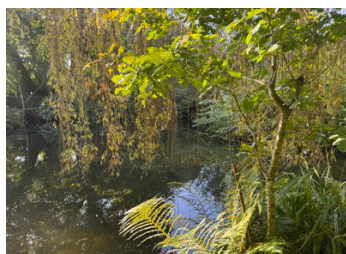


ENERGY - DPE



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

A long driveway takes you past the old stable and two barns direct to the front door leading to an outbuilding, which takes you to the office, cosy kitchen with range, two bedrooms, bathroom with both bath and shower and a separate WC.

Stairs outside lead to the attic space, currently used as a studio, while the grounds are an absolute delight, with a pond (complete with its own bridge!), numerous fruit and other trees and several buildings that can be used for storage or converted into further accommodation.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES