

## UNDER OFFER! - Enchanting 4-Bedroom Family Home Overlooking the Canal in Trévérien, Brittany

EXCLUSIVE



## INFORMATION

Town:	Dinan
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	200 m <sup>2</sup>
Plot Size:	838 m <sup>2</sup>

## IN BRIEF

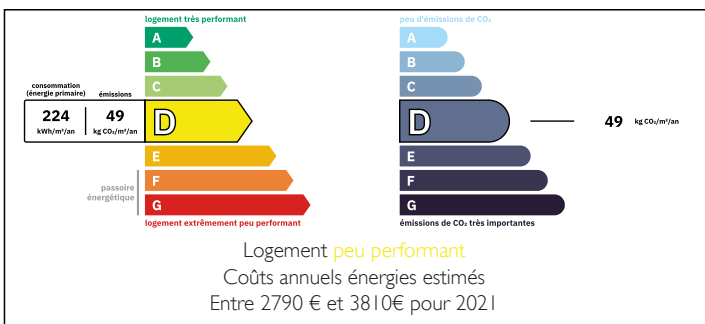
Charming Canal-Side Family Home in Trévérien

Located in the picturesque village of Trévérien, this 4-bedroom family home enjoys a prime position on the banks of the beautiful Canal d'Ille-et-Rance. A former village forge, it combines authentic character with exposed beams and a warm, inviting atmosphere, alongside modern comforts for year-round living.

On the ground floor, a family kitchen, a lounge with fireplace, and a second small sitting room open onto a terrace overlooking the canal. A laundry room and WC complete this level. Upstairs, four bright bedrooms, three with Juliette balconies, enjoy wonderful canal views. The master suite has an en-suite jacuzzi bath and separate shower, while a family bathroom serves the other bedrooms.

A south-facing walled courtyard with private parking,

## 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

Charming Canal-Side Family Home in Brittany – Character, Comfort & Lifestyle

Location: Trévérien, Brittany, France

Bedrooms: 4

Key Features: Canal-side views • Original beams & period features • Gated courtyard with parking • Walk to village amenities • Ideal holiday home or permanent residence

Live the Best of Brittany – Tranquility, Charm, and Connection

Discover this enchanting and characterful family home in the heart of Trévérien, a picturesque Breton village nestled along the Canal d'Ille-et-Rance. With its rich history as the former village forge, this beautifully restored property captures the essence of authentic French living while offering all the modern comforts you need for a relaxed, contemporary lifestyle.

Located just steps from the canal towpath, you can enjoy peaceful walks, scenic cycling routes, and tranquil mornings watching the boats glide by—right from your doorstep.

Ideal Location – Countryside Serenity with Excellent Connections

Trévérien offers the perfect balance between peaceful rural living and easy access to vibrant towns and the coast:

- \* 16 km to Dinan, a beautifully preserved medieval town with shops, markets, and restaurants
- \* 15 km to Combourg, famed for its château and literary heritage
- \* 35 km to Saint-Malo, the stunning walled city on the Emerald Coast with ferries to the UK and Channel Islands
- \* 28 km to Dol-de-Bretagne TGV Station, with high-speed connections to Paris in under 3 hours
- \* 45 km to Rennes Airport, offering regular flights to Paris, London Gatwick, and Amsterdam

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES