

## Price on request

### Contact agency

BBII - Danielle Steens

20 Rue de l'étang

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For sale cottage

3 rooms

Surface : 51 m<sup>2</sup>

Surface of the living : 21 m<sup>2</sup>

Surface of the land : 270 m<sup>2</sup>

Year of construction : 2019

Exposition : Est ouest

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

2 bedroom

1 terrace

1 shower

1 WC

2 parkings

1 cellar

Document non contractuel

18/01/2026 - Prix T.T.C



## Cottage 9008-4 Caurel

NEAR LAKE GUERLEDAN: RESIDENTIAL CHALET of 51m<sup>2</sup>, model KUBIO 50, with a covered climate roof terrace of 20m<sup>2</sup> and garden shed. Shared ownership shares granting the right to use a 270m<sup>2</sup> plot in a secure co-ownership. This chalet is located within the private and secure domain of GUERLEDAN, open year-round, surrounded by greenery where peace and tranquility prevail – a co-ownership of 68 lots. Lot 54 allows parking for a campervan and a car. Purchased in 2021 - sale due to death. It includes a living room, a fitted and equipped kitchen, two bedrooms, a bathroom with a washing machine, and a separate toilet. Partially furnished. Ideally located in Beau-Rivage (30 minutes from Pontivy, 45 minutes from Saint Brieuc, and 1 hour from Rennes and Vannes, you are at the crossroads of Breton wonders), this estate invites you to explore the heart of Brittany. The harbor and beach are just a few meters away, and a large parking area on the plot can accommodate a campervan and a car. Many activities are offered around the lake and in the Quénécan forest: beach, playgrounds for children, the port, water skiing, hiking and horseback riding (GR341 trail of 40 km), fishing, canoe-kayaking, paddleboarding, and mountain biking. Restaurants on-site. Average share of the estimated annual maintenance fees: 900 euros/year. Price of the property: €186,000 including fees (fees included, payable by the buyer) Contact: Danielle STEENS: 06 28 49 44 22 / 04 97 22 24 82 Sales agent: Sirat number: 309 300 821

