

A superb opportunity for this emblematic site in the commune, ideally located close to the Goëlo coast!

EXCLUSIVE



INFORMATION

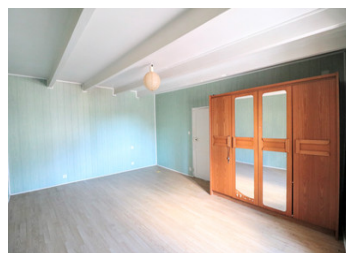
Town:	Tréguidel
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	86 m ²
Plot Size:	565 m ²

IN BRIEF

Welcome to TREGUIDEL! Legend has it that the villagers once tried to move the church using only their arms. The village café was no further away...

LEGGETT Immobilier is offering you the opportunity to purchase this former business in this pleasant, ideally located and highly sought-after commune, offering a host of possibilities. Whether you're an investor or an individual looking for a place to set up your professional, commercial or rental activity, a second or main home, and although renovation is essential, this property will meet your expectations thanks to its potential. The lovely, ideally-facing plot has a well and a 50 m² shed.

The village has a community café and a grocery shop selling local produce, and is served by public transport. A wide choice of beaches are ten minutes away and LANVOLLON and its many amenities are...



ENERGY - DPE

DPE not required.

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

GROUND FLOOR :

- A 25 m² bar room.
- A 38 m² reception room with fireplace and staircase.
- A 16 m² kitchen.
- A 12 m² conservatory with double-glazed windows.

ON THE 1st FLOOR :

- Two bedrooms, one of which is over 20 m².
- Landing with shower room including shower cubicle and washbasin.

2nd FLOOR:

- Three independent attics, including one of 47 m², offering great potential for additional living space.

OUTSIDE:

- A 37 m² shed.
- A well.

All on a mostly enclosed plot of 565 m².

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

NOTES