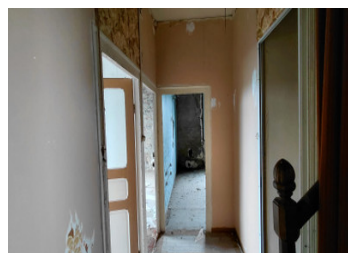


Large house to renovate in the centre of an attractive village - Huge potential for a family home or gites



INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	3
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



IN BRIEF

Located in the centre of a pleasant village with a bar and local shop, this stone property offers a significant renovation opportunity. The house requires complete modernisation, but benefits from generous volumes, large reception rooms and strong structural character, providing an approximate potential floor area of around 220 m², excluding the attic (indicative surface).

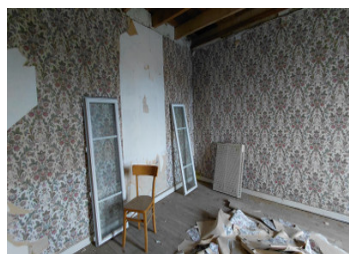
The property offers excellent potential to create a spacious family home or to divide the building into several independent units, subject to the necessary permissions. Double glazing is already installed. Situated less than one hour from major cities and the coast, this property represents an attractive project for investors or buyers seeking a full renovation in a quiet village setting.

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

Situated in the centre of the village of Langourla, this substantial south-facing stone property offers a rare renovation opportunity within immediate walking distance of local amenities, including a school, post office, bar, shop, restaurant and church. A communal lake is located approximately a 5-minute walk from the house, adding to the village's appeal. The property is ideally situated less than one hour from the cities of Rennes and Saint-Brieuc, and around 50 minutes from the coast.

The house requires complete renovation throughout, but benefits from generous volumes, high ceilings, character features and strong structural potential. The layout lends itself well to the creation of a large family home or, subject to the necessary permissions, conversion into up to three separate flats. Double glazing is already installed throughout, and a large attic offers further development potential, subject to feasibility and the appropriate approvals.

Based on the current room dimensions, the property offers an approximate potential floor area of around 220 m², excluding the attic space (indicative surface). An adjoining plot of land, including a lawned area of approximately 120 m², completes the property - this land is subject to an existing right of way benefiting the neighbouring property.

The central village location, combined with the scale of the building and its redevelopment potential, makes this property particularly attractive to investors or buyers seeking a substantial renovation project in a lively village setting, while remaining within easy reach of major towns and the coastline.

Information about risks to which this...

LOCAL TAXES

Taxe habitation: EUR

NOTES