

House to renovate with large plot of land, and outbuilding



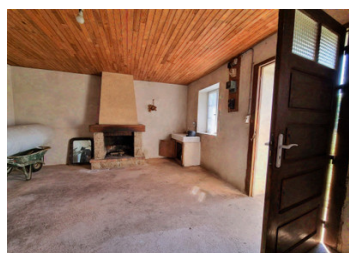
INFORMATION

Town:	Châtelaudren-Plouagat
Department:	Côtes-d'Armor
Bed:	0
Bath:	1
Floor:	60 m2
Plot Size:	1404 m2



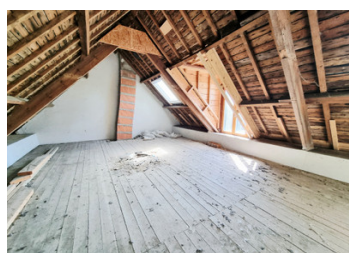
IN BRIEF

The property is a great renovation project, with the possibility to create a lovely two-bedroom home. It is in great location close to shops and services and is semi-detached, but not overlooked.



On the ground floor is a room with a fireplace (29 m2) and a separate small room with WC and washbasin. The property has a new roof.

On the first floor is loft space for renovation with a surface area of approximately 32 m2.



There is also an outbuilding: (18 m2) in great condition, which is insulated on the floor, and has a terrace roof. There is a separate garden shed.

To the front and rear of the house is a large plot of land of just over 1400m2.

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

The property offers great potential for buyers wishing to personalise their space. This stone house, ideally located, is close to shops and services.

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



LOCAL TAXES

Taxe foncière: 297 EUR

NOTES