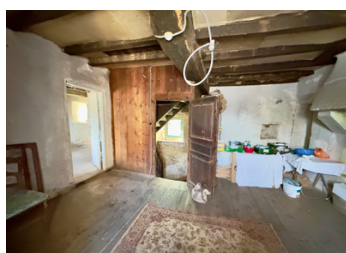


Old house to renovate in the heart of Lanvellec



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Lanvellec
Department:	Côtes-d'Armor
Bed:	1
Bath:	0
Floor:	82 m2
Plot Size:	200 m2

IN BRIEF

In the heart of LANVELLEC, a small town in TREGOR known for its architectural and cultural heritage, 10 minutes from the beach at SAINT-MICHEL-EN-GREVE, a beautiful house to renovate with timeless charm. Semi-detached house with a large room with an open fireplace on the ground floor; upstairs there is a bedroom and a room with an open fireplace.

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 approximate measurements are as follows:

Ground floor: 44 m²

Upstairs: one room measuring 18 m² and one bedroom measuring 20 m².

No sanitation.

Small garden at the rear.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES