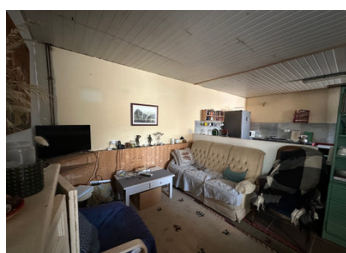


2-bedroom house in the heart of Lanvellec with outbuilding on large building plot



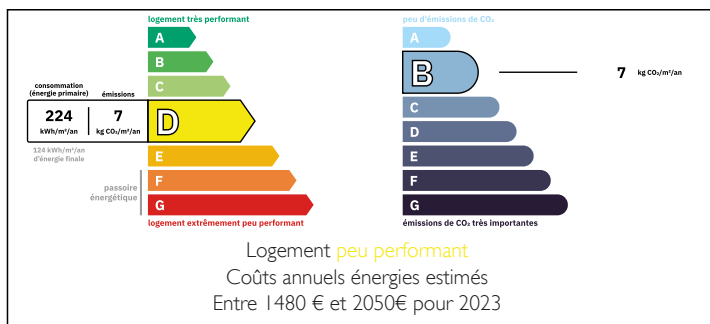
INFORMATION

Town:	Lanvellec
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	1475 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 property with timeless charm. It consists of a traditional semi-detached stone house. Well. Separate stone building used as a garage, workshop and wood store. Enclosed garden and wooded grounds. Building land.

ENERGY - DPE



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 surface areas are as follows:

-92 m² house with kitchen/living room 39.7 m², utility room 6.7 m², upstairs corridor 4 m², shower room with toilet 5 m², bedroom 10 m², dressing room 8.8 m², bedroom 17 m²; attic space suitable for conversion.

-garage to renovate outside 39 m².

-Garden/parkland occupying the remainder of the total land area of approximately 1475 m²

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