

Longères, 3 buildings to renovate at 4 km from the beaches



## INFORMATION

|                    |                              |
|--------------------|------------------------------|
| <b>Town:</b>       | <b>Saint-Michel-en-Grève</b> |
| <b>Department:</b> | <b>Côtes-d'Armor</b>         |
| <b>Bed:</b>        | <b>2</b>                     |
| <b>Bath:</b>       | <b>1</b>                     |
| <b>Floor:</b>      | <b>147 m2</b>                |
| <b>Plot Size:</b>  | <b>8616 m2</b>               |



## IN BRIEF

Close to the sea, this property comprises a group of farmhouses and stone buildings in need of renovation, with an existing shed, ideally located in the countryside on the heights of Saint Michel en Grève. The estate borders the GR34 hiking trail leading to a forest and a river.

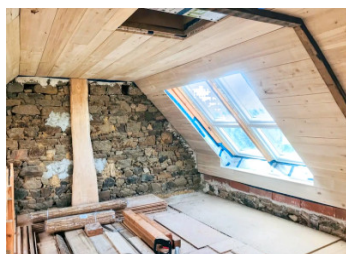
The property consists of a two-part farmhouse, a tiled cottage, a ruin with planning permission, a shed, on beautiful grounds with a pleasure garden, orchard, vegetable garden and woods.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This property comprises:

- A south-east facing farmhouse in two parts to be renovated: one with a slate roof (76m<sup>2</sup> + upper floor), the other with a tiled roof (71m<sup>2</sup> + upper floor) whose structural work, using eco-friendly materials, is almost complete (Douglas fir framework, gable redone, lime, 6 skylights, drainage, etc.).

- A 27m<sup>2</sup> tiled cottage with a glazed gable currently being renovated (re-bricked, new Douglas fir roof structure, hedgehog, electricity).

A central heating system for a wood-burning stove or boiler has been installed between the farmhouse and the gîte.

- Another stone building, in ruins, for which a building permit to convert it into accommodation has been granted, with a wooden extension, the foundations for which have been laid (32m<sup>2</sup> + 14m<sup>2</sup> extension + planned upper floor) - Architect's plans.

- A 95m<sup>2</sup> shed in good condition, with a new Douglas fir frame and cladding on the north side, and sheet metal on the other sides. Cabin with 3 bedrooms under the shed for the duration of the work.

- 8,616m<sup>2</sup> of land in one piece: 4,700m<sup>2</sup> of ornamental garden, vegetable garden and orchard around the house, 3,800m<sup>2</sup> of woodland to the north-west of the garden.

A beautiful project for lovers of stone and nature! Potential for collective housing or tourist accommodation.

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