

266 sqm Character Property – One house split into two Independent houses with Commercial Space

EXCLUSIVE



INFORMATION

Town:	Kergrist-Moëlou
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	266 m2
Plot Size:	0 m2

IN BRIEF

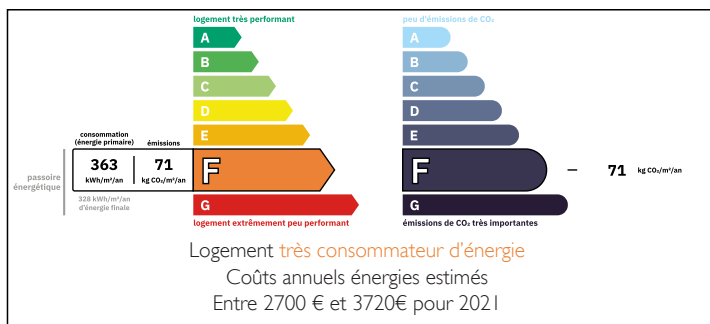
In the heart of the village of Kergrist-Moëlou, this character property offers 266 sqm of living space, currently arranged as two independent residential units within a single building, along with a substantial 92 sqm garage/workshop.

Ideally positioned on a central and highly visible plot, the property benefits from excellent accessibility and lends itself naturally to a variety of uses. The generous volumes, original features and overall layout provide a solid base for renovation and reconfiguration according to individual projects.

With its flexible structure and dual-occupancy configuration, the property presents strong potential for a wide range of opportunities, including commercial activity, professional use, rental income, or a combination of residential and business purposes. Its scale and location make it a particularly interesting proposition for investors or buyers



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

House 1 – Former Village Shop

The first dwelling was previously a commercial premises and retains generous volumes and original features.

Ground floor:

Entrance leading to a living/dining room, kitchen, bathroom, separate WC, and an open fireplace.

First floor:

Three bedrooms, two of which feature fireplaces, and one with access to a balcony.

Top floor:

A large convertible attic of approx. 77 sqm, offering excellent additional potential (extra bedrooms, studio, office space, etc.).

NOTES

House 2 – Former Rental Apartment

Fully independent, this unit was previously let as a rental property.

Ground floor:

Large 40 sqm living room with open-plan kitchen and wood-burning stove. Utility room (14 sqm) with WC.

First floor:

Bedroom (13 sqm) with fireplace, office (6 sqm), and second bedroom (10 sqm).

Outbuilding

A spacious 92 sqm garage/workshop completes the property. With its volume and height, it is ideal for:

craft or artisan activity
storage or professional use
artist's studio or workshop space
Potential Uses