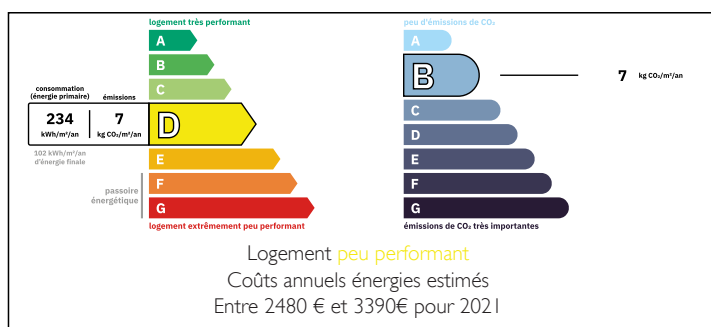


Character Property with 3 Independent Homes, Commercial Premises & Garden in town center, close to amenities



ENERGY - DPE



INFORMATION

Town:	Saint-Nicolas-du-Pélem
Department:	Côtes-d'Armor
Bed:	7
Bath:	4
Floor:	315 m ²
Plot Size:	437 m ²

IN BRIEF

Gites, Income potential, business opportunity! 3 homes, commercial space.

Set in the heart of the popular market town of Saint-Nicolas-du-Pélem, this substantial 19th-century property offers approximately 315m² of habitable space and a rare combination of residential and commercial accommodation. With three independent dwellings, a vacant commercial premises of approximately 100m², a 75m² cellar, additional outbuildings and a fully enclosed private garden, this versatile property is ideal for a large family, multi-generational living, a gîte project, home-based business or professional activity.

Saint-Nicolas-du-Pélem is a charming Breton town in the heart of the Côtes-d'Armor, offering a good range of everyday amenities including shops, cafés, restaurants, schools and local services. The property is right in the centre of the town, allowing many amenities to be reached on foot.

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

Located right in the centre of Saint-Nicolas-du-Pélem, this characterful 19th-century property offers generous proportions and a wide range of possibilities, all within a completely enclosed and private setting.

Beyond the entrance gates, the property opens onto a private paved courtyard with parking for two vehicles, together with an original well and a pleasant, fully enclosed garden. Not overlooked, the garden features an apple tree and provides a peaceful outdoor space while still benefiting from the immediate proximity of the town's shops and services.

The property is particularly versatile and includes three independent living accommodations, each with its own private entrance.

Main House – Approx. 139.80 m²

The main house offers approximately 139.80 m² of living space and has a D-rated DPE energy performance certificate.

It provides generous accommodation comprising five bedrooms, a living room, kitchen, bathroom, shower room and two WCs. A basement beneath the property provides additional space for storage and utilities.

Independent Apartment – Approx. 41 m²

The independent apartment measures approximately 41 m² and also has a D-rated DPE.

It comprises a kitchen, living room, bedroom, bathroom, WC and utility room. With its own private entrance, it is ideal for accommodating family or guests, or could potentially be used as a rental property.

Second Independent House – Approx. 33 m²

NOTES