

THIS PROPERTY IS NOW UNDER OFFER - Near Saint Martin des Pres. Two bedroomed cottage with buildings to renovate and 2390 m of land.



INFORMATION

Town:	ST MARTIN DES PRES
Department:	Cotes d Armor
Bed:	2
Bath:	1
Floor:	195 m2
Plot Size:	2390 m2



IN BRIEF

There are numerous opportunities here. A two bedroomed cottage that could be enlarged plus stone outbuildings that with the correct planning permission could be developed. With 2390 m² of land. In a quiet hamlet location with stunning views over open countryside, it's ideal for those looking for a peaceful holiday home or a more permanent life style change. PLEASE NOTE The aerial photo was taken before new roof and velux windows were fitted

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

GROUND FLOOR

Entrance hall with tiled floor

- Lounge: 14.79 m², carpet, storage heater, window to rear.
- Kitchen: 21.9 m², tiled floor, fitted units, fireplace, storage heater, windows to side and rear.
- Bedroom 1: 9 m², carpet, window to front, leading to
- Bedroom 2: 9 m², carpet, window to side.
- Bathroom with bath, shower, wash hand basin, WC, tiled floor, window to side.
- Utility/storage room.

Large attic with 4 velux style windows.

Replacement double glazed windows have recently been fitted.

OUTSIDE

This property will require a new fosse septic.

Stone barn/workshop: 87 m², concrete floor.

Large stone building: 71 m² is single storey with a fireplace. The remaining building is over 2 floors with a wooden staircase leading to a floored 2nd storey, 36.5 m² on the ground floor. Water and electricity available.

Garage.

Well.

2390 m² (0.59 acres) of land.

All measurements are approximate.

This is a beautiful part of Brittany with an abundance of lakes, rivers and woods the views over the open countryside are spectacular. Le lac de Bosméléac and La Rigole d'Hilvern are close by and great for fishing, walking and cycling.

The main Ferry ports and airports are all within 120 kms making access to the UK relatively easy.

LOCAL TAXES

Taxe foncière:

201 EUR

NOTES