

Rouillac - calling all keen renovators! 2 houses with oodles of potential on a manageable plot of land.

## EXCLUSIVE



## INFORMATION

Town:	Rouillac
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	75 m2
Plot Size:	1737 m2

## IN BRIEF

This is a perfect renovation project. The roof is in good order giving a dry internal space. It is an L-shaped property in 3 sections with plenty of land and countryside views. Rouillac is the closest village, Broons is 8kms away with all amenities and transport links. The estimated footprint of the property is 75 + m2

## 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

Situated in a small cluster of houses, with lovely views of the countryside, this is a fantastic opportunity to get your hands on a renovation project.

- The main house has a fireplace, staircase up to the first floor with original floor boards. (approx footprint: 18m<sup>2</sup>)
- The main room downstairs leads into the next section which has a fire place and door out to the back, there is a hayloft with the original access on that level. (approx footprint 40m<sup>2</sup>)
- Attached to the main house is the third section, this also has a hayloft and fireplace. (approx footprint 15m<sup>2</sup>)
- The property is has a good amount of land attached to it, including a small outbuilding/garage.

This building offers plenty of habitable space for renovation to develop your perfect family home or holiday getaway.

DPE : This property does not have a fixed heating system

Electricity: There is electricity on site (disconnected)

Fosse Septic: Installed in 2006 (unused)

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

## NOTES