

Outstanding potential for this little renovation jewel in peaceful location with 3000m .



INFORMATION

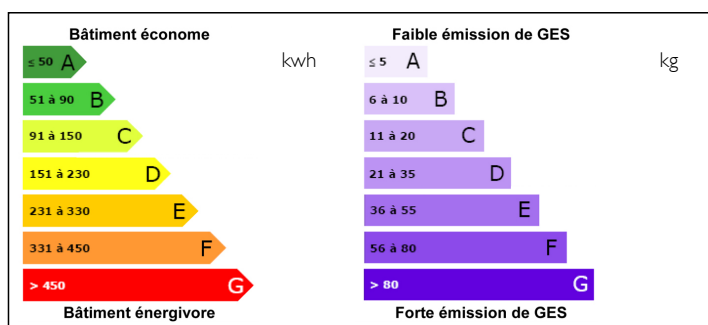
Town:	Laurenan
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	30 m2
Plot Size:	3100 m2

IN BRIEF

An ugly duckling just waiting to be turned into a swan! Standing next to this house all you can hear is the sound of birds. It's difficult to photograph just how beautiful the area is. It's a little house that, with permissions, you could extend into the roof or to the side. It's rare to find somewhere within walking distance of a hamlet with a bar/restaurant yet a short drive from the larger towns of Merdrignac and Ploemeur. Loudeac is only 20 minutes away, a larger town with a variety of shops and retail parks.



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

The house is currently one room with access to the roof via the hatch outside. It needs to be loved. In the past it has had electricity and water so could easily be reconnected. The garden is huge with a small wood and there is a ruin, within the grounds with a well.

There is one close neighbour who uses their house as a holiday home and at the end of the little lane is a lake, owned by the neighbours but within view from this house

Central Brittany is a perfect location for exploring. Within easy reach of Rennes airport and the port at St Malo it's a great place to have as a base to explore the beaches, lakes and forests of the region.

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

NOTES