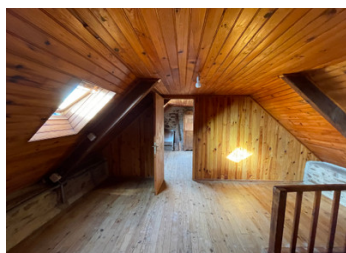


Fantastic opportunity to acquire two renovation properties in a peaceful countryside location



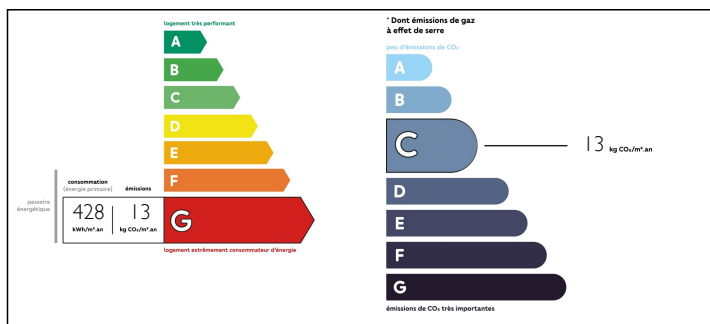
INFORMATION

Town:	Saint-Gildas
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	515 m2

IN BRIEF

Located in a pretty hamlet, there are lots of possibilities for these two stone properties. Property one is bright and sunny. On the ground floor is a glazed entrance porch, and a lounge and a kitchen, both with fireplaces, tiled floors and double-glazed windows. There is also a separate WC. Stairs lead from the hallway to the first floor, where there are two bedrooms with wooden flooring and velux windows, and steps leading down to the existing bathroom. Externally is a private garden which leads to a large outbuilding for storage. There is also a separate wood store opposite the house and a well. The second property is for complete renovation and currently has one large open space on the ground floor. There is an opportunity to develop this further to create an upstairs or mezzanine.

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.



LOCAL TAXES

Taxe foncière: **686 EUR**

NOTES

DESCRIPTION

PROPERTY ONE

GROUND FLOOR

Glazed entrance porch (1.37m x 1.39m) leads into a hallway (2.4m x 3.42m) with tiled floor where there is a separate WC (1.29m x 1.18m)

Lounge (4.43m x 5.05m) with tiled floor, double glazed window, washbasin and fireplace

Kitchen (4.65m x 3.52m) with tiled floor, double glazed window and fireplace.

Pantry (2.47m x 2.53m) with tiled floor and steps leading to the first floor.

FIRST FLOOR

Bedroom 1 (4.36m x 4.65m) with exposed stone wall, beams and Velux window

Bedroom 2 (4.00m x 3.50m) with exposed stone wall, beams and Velux window

Steps down to Bathroom (2.54m x 2.97m) with lino flooring, window, WC, bath and washbasin.

EXTERIOR

Woodshed
Well
Outbuilding
Gardens

PROPERTY TWO

Ground floor with fireplace and beams (4.98m x 7.80m)
Garden

Information about risks to which this property is