

Large property in the centre of the village. Open to offers!!

EXCLUSIVE



INFORMATION

Town:	Belle-Isle-en-Terre
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	0 m2
Plot Size:	249 m2

IN BRIEF

Open to offers! Within easy reach of all local services this large property offers several opportunities. To create a large home, a bed and breakfast, hostel, shop or restaurant and bar - all subject to appropriate permissions. There currently 4/5 bedrooms, living room and bathroom upstairs and the groundfloor is split into separate open plan areas, which could easily be enclosed again.

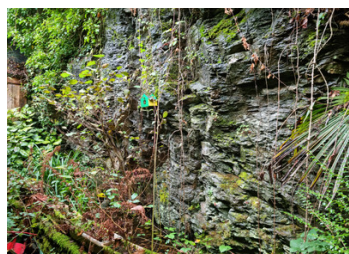


ENERGY - DPE



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

Open to offers!

In the centre of the pretty village, popular with tourists and summer visitors. With easy access to the RN12, the beautiful Pink Granite Coast and medieval towns of Guingamp, Lannion and Morlaix with main line connections to Paris. This property offers several opportunities for a home or business.

The accommodation comprises:

On ground floor

Entrance area: 5.3m x 3m

Main restaurant area: 8.95m x 4.35m

Bar: 9.7m x 5m

Stairs giving access to upstairs room: 5.2 x 3.7m

Utility Area

2 Wash rooms with WCs

Kitchen/Bar: 8m x 4.8m

Second kitchen: 3.3m x 3.1m

On first floor

Living Room: 3.8m x 2.6m

Bathroom: 3.3m x 1.1m

Bedroom 1: 4m x 3.2

Bedroom 2: 4m x 3.1m

Bedroom 3: 4m x 1.9m

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

NOTES