

2/3 bedroom detached, partially renovated in a plot of over 1.5 acres with wonderful countryside views

EXCLUSIVE



## INFORMATION

Town:	Loscouët-sur-Meu
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	150 m2
Plot Size:	6259 m2

## IN BRIEF

This detached property enjoys a commanding position on the outskirts of the pretty village of Loscouët sur Meu. The views from the house are spectacular and the location is peaceful. Partially renovated, it would allow you to live in the house and continue the renovation works. There is already a working kitchen-diner and shower room, plus two large bedrooms. The third room upstairs would make an ideal third bedroom, it just needs a window. The house sits nicely in a plot of over 1.5 acres, with the majority of the land located behind the house. It is flat and could therefore be used for many things, from keeping horses to growing your own fruit and veg. There is a garage, plus other outbuildings that offer superb potential for future development.



## 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:** 151 EUR

**Taxe habitation:** 300 EUR

## NOTES

## DESCRIPTION

The house is approximately one kilometre from the centre of the village and a short drive from the larger town of St. Méen le Grand.

Ground floor:

Entry hall - 6.86m x 2.87m,

Room to renovate - 7.38m x 5.95m with old fireplace. There is also another room behind this currently used for storage of approx 6m x 3m,

Kitchen-diner - 6.08m x 4.82m.

First floor:

Corridor of 7.93m x 1.17m,

Bedroom 1 - 6.02m x 4.84m,

Bedroom 2 - 4.83m x 4.05m,

Bathroom - 2.89m x 2.45m with shower, toilet and sink,

Potential third bedroom - 4.79m x 4.02m. This is large enough to make a decent bedroom, but does not have a window.

Garage - 8.96m x 4.15m.

Selection of outbuildings all needing to be renovated, including next to the house at 13m x 5m and a separate barn of roughly 17m x 7m.

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