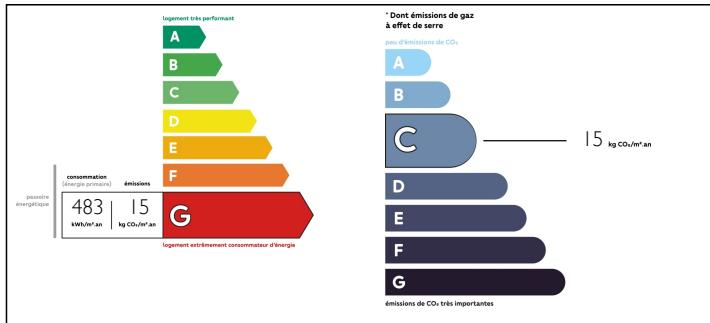


For renovation - spacious, detached village property



ENERGY - DPE



INFORMATION

Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	129 m ²
Plot Size:	0 m ²

IN BRIEF

This detached village property is ready for its new owners to make their mark. Set in the peaceful village of Saint Gilles Pligeaux, a short walk from commodities, it is deceptively spacious and is a blank canvas for creating a new holiday, or family home. On the ground floor, is a large open room with open fireplaces at each end. Metal framework has been added to set out the new room spaces. The ground and first floors have double glazed windows. Stairs lead to the first floor where there is a further large open room, and a staircase which leads to the loft. The loft space is fully boarded, and could be converted into additional accommodation.

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

Whilst there is no garden, there is outside space to the left and right of the property where a small patio area could be created. There is a small lockable outbuilding attached to the property.

The property is within walking distance to the village shop/post office/boulangerie/bar/tabac, and a short drive to the nearest larger towns of Quintin (15 minutes) and Saint Nicolas du Pelem (10 minutes). The medieval town of Guingamp is 20 minutes' drive, and you can access the coast in under 30 minutes.

GROUND FLOOR: Room I (13.5 x 5.11m) with concrete floor, open fireplaces at each end, beams.

FIRST FLOOR: Room I (13.5 x 5.11m) with wooden floor, open fireplaces at each end, beams and five double glazed windows to street

LOFT (12.76 x 6.25m)

EXTERNAL: Small outbuilding / woodstore.

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

NOTES