

An old stone longère for renovation with 2 ruins and land.



INFORMATION

Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	448 m2

IN BRIEF

The potential for this property is huge. The main longère, whilst in need of total renovation, would make a pretty house offering good sized accommodation. Outside, 2 former outbuildings, now in a state of ruin, offer the possibility, after renovation, of further accommodation, perhaps for holiday rentals. The buildings are situated on 2 sides of a good sized piece of land, complete with well, which would make a lovely garden or a perfect place in which to grow vegetables and fruit. The possibilities are endless with this property!



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

Property details (all measurements are approximate):

Former longère - 4.56m x 8.61m = 39.26m².

X2 ruins each of 50m².

Distances (all approximate):

Pont-Melvez - 4.1kms.

Bulat-Pestivien - 8.3kms.

Callac - 14.9kms.

Guingamp - 19.1kms.

Brest airport - 97kms.

Roscoff ferry port - 73.5kms.

Beach at Plestin-les-Grèves - 40.1kms.

LOCAL TAXES

Taxe foncière: 80 EUR

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

NOTES