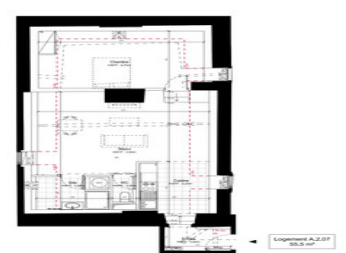
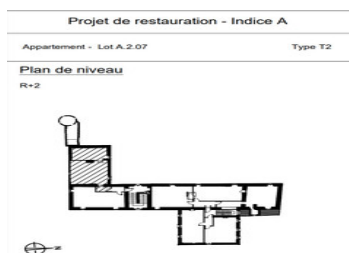
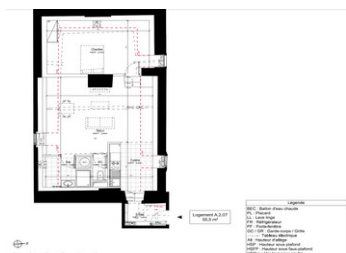
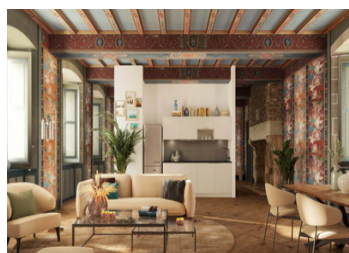
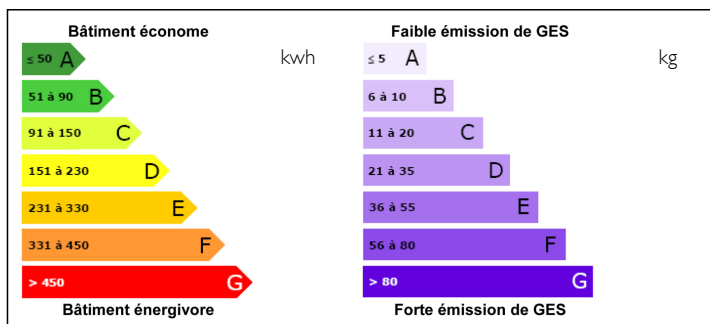


Renovation Chateau 2-room flat 2nd floor delivery END 2026



ENERGY - DPE



INFORMATION

Town:	Guingamp
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	55 m2
Plot Size:	0 m2

IN BRIEF

The renovation project for this Château offers 22 flats from T1 to T3. The facades will be restored to their former glory, and the stained glass windows, dormer windows and exterior joinery will be restored. The Château's listed interiors will also be carefully restored, with exceptional wood panelling and ceiling heights, elegant marble fireplaces in all the bedrooms and anterooms, etc. Other units available from €305,400. Contact us very quickly for all the information and options available on this renovation programme.

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.

Légende

BEC : Ballon d'eau chaude
 PL : Placard
 LL : Lave linge
 FR : Réfrigérateur
 PF : Porte-fenêtre
 GC / GR : Garde-corps / Grille
 ⚡ : Tableau électrique
 All : Hauteur d'allège
 HSP : Hauteur sous plafond
 HSFP : Hauteur sous faux-plafond
 HSPou : Hauteur sous poutre

Tableau de surfaces

SURFACES EXISTANTES

Surface Carrez avant travaux 71,5 m²

SURFACES HABITABLES PROJETES

Placards

Salon 24,5 m²

Cuisine 5,4 m²

Chambre 15,2 m²

WC 4,3 m²

WC 1,0 m²

TOTAL 55,5 m²

Le présent projet expose les dispositions générales du lot. Les cotes indiquées ne sont que des indications et ne constituent pas une garantie. Elles sont susceptibles d'être modifiées en fonction des contraintes techniques et des dispositions des services de l'urbanisme, des services de la DRAC et de l'Architecte des Bâtiments de France.



DESCRIPTION

This is the last T2 flat available. Located on the second floor of the renaissance part of the Manoir, it has a floor area of 71.7 m2 before renovation work and an indicative floor area of 55.5 m2 after renovation. The living room, with a floor area of 24.5 m2, has 2 windows (one facing north and the other south), and the bedroom, with a floor area of 15.2 m2, has a north-facing window. The flat comes with a 6.4 m2 non-equipped kitchen and an outdoor parking space.

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

NOTES