

Character 2 bedroom granite property with great plot of land!



INFORMATION

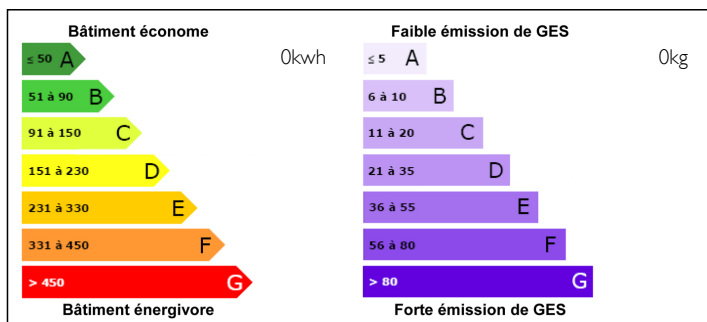
Town:	PONT MELVEZ
Department:	Cotes d Armor
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	2244 m2



IN BRIEF

A charming stone property with lots of character, situated on the axe between Callac and Guingamp with easy access to Guingamp with its many commerces, medieval town centre and TGV train station. Benefitting from double glazing, garage and parking. Lots of potential!

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

The property is in a good state with its double glazing, shutters, electric heating and fireplace. 78m² of living spaces offering:

Ground Floor:

- Lounge, diner and kitchen open plan
- Airing room
- WC
- Shower room

First Floor

- 2 large double bedrooms
- WC
- Room with wash basin : room for a shower to be installed

Loft to convert

Garden space of 2244m² with a garage

A perfect holiday home or base in Brittany, with easy access to Guingamp and the motorway (N12). Just 25 minutes from the coast and 5 minutes from Bourbriac with all amenities. A perfect investment property for permanent rentals due to its proximity and ease of access to Guingamp.

The property is situated set back off the axe Callac-Guingamp.

LOCAL TAXES

Taxe foncière: **300 EUR**

NOTES