LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A07576 Price: 41 600 EUR

agency fees to be paid by the seller

Major renovation project in the centre of the village. Not for the faint hearted but lots of potential.















INFORMATION

Town:	Saint-Vran
Department:	Côtes-d'Armor
Bed:	6
Bath:	2
Floor:	217 m2
Plot Size:	1145 m2

IN BRIEF

Large, total renovation project in the centre of St Vran. Major works needed including new roof, electrics and internal works plumbing etc. This is a huge property with great potential to make a formidable family home. In front of the property is a garage and an area to convert into a pretty courtyard garden though at present it is overgrown. A classic French house with impressive entrance way with a beautiful turned wood staircase that deserves to be renovated to its former glory. This 7 bedroom house needs some imagination but could be just stunning.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

St Vran is a classic Breton village with boulangerie, a bar and a restaurant. There is a primary school, attracting families from many villages around just up the road from a beautiful park. Doctors, dentist, supermarket and vets can be found in the nearby town of Merdrignac a five minute drive away. Easy access to the port of St Malo (45 minutes), beautiful beaches of northern Brittany (35 minutes) and the main train station of Broon (15 minutes) provides links to Paris, Dinan and Rennes

Reception room with basic staircase, and under stairs cupboard 6.1 x 6.2
downstairs toilet 1.7 x 0.9
Dining Room with fireplace 6.1 x 2.5
Toilet room 0.8 x 1.6
Bathroom 1.7 x 1.6
Downstairs bedroom 1. 3.8 x 4
Kitchen with under stairs storage 3.6 x 4.8
Downstairs bedroom 2/office 4 x 3
Downstairs bedroom 3/office 3.1 x 3
Downstairs hallway 3.7 x 1.7
Upstairs landing 3.7 x 1.7
Front upstairs bedroom 4, 4 x 3
Back bedroom 5, 3.8 x 1.2
Potential upstairs bathroom (empty but with waste) 1.4 x 3.1
Front bedroom 6, 3.6 x 4
Potential study/storage (no windows) 2.5 x 3.6
Above living/dining room convertible loft space or remove flooring to create double height room 9.4 x 6

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

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