LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41106GCA22 Price: 69 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (63 000 EUR without fees)

OFFERS CONSIDERED for this spacious countryside property for full renovation, with garden and outbuildings







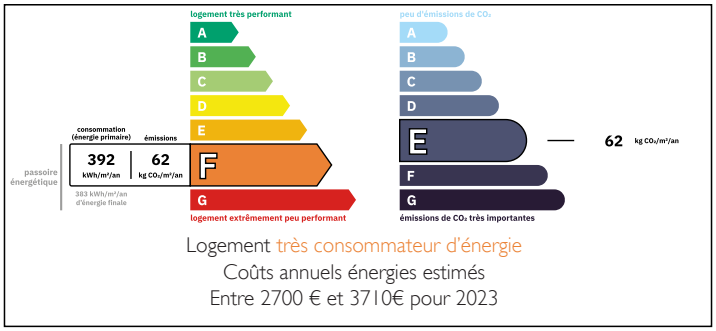








ENERGY - DPE



Logement très consommateur d'énergie
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Entre 2700 € et 3710€ pour 2023

INFORMATION

Town:	Saint-Martin-des-Prés
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	91 m2
Plot Size:	543 m2

IN BRIEF

This former village bar is full of character and ready for its new owners to put their own stamp on it. Ideally located between Saint-Martin-des-Prés and Merléac, it has lots of potential.

In addition to the main house, the property includes several outbuildings and a grassed garden to the side and rear, providing lovely views over the surrounding countryside.

On the ground floor, are a lounge (5.58m x 5.58m) with a tiled floor, chimney and log burner, and a spacious kitchen (3.51m x 4.58m). A door at the rear of the kitchen leads to a large outbuilding (4.18m x 6.18m) with a concrete floor, offering the opportunity to easily extend the living space.
The first floor comprises a main bedroom (3.70m x 3.49m) with a feature fireplace, plus two further bedrooms (3.43m x 2.59m) and (3.80m x 2.92m), one of which...

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

To the front of the property is a small, attached workshop, while to the rear there is a larger workshop (8.60m x 4.73m).

The property is partially double-glazed and benefits from gas central heating.

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

LOCAL TAXES

Taxe foncière: **270 EUR**

NOTES

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