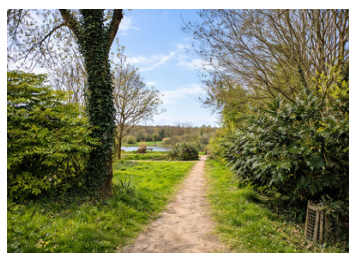


****UNDER OFFER** Stone renovation project with permission near lake**

EXCLUSIVE



INFORMATION

Town:	Maël-Carhaix
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	66 m ²
Plot Size:	272 m ²

IN BRIEF

Just a short walk from the Étang des Sources and the Jardins de Kervézennec, this authentic stone building offers an exciting renovation opportunity in a pleasant natural setting in Maël-Carhaix. Set on a 272 m² plot, it provides around 66 m² of internal space across two separate sections and already benefits from planning permission for conversion into a home

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.



DESCRIPTION

Located in Kervézennec, in the commune of Maël-Carhaix, this traditional stone building with slate roof offers an excellent opportunity for a full renovation project. The property is arranged in two parts, one measuring approximately 5 m x 10 m and the other around 4 m x 4 m, giving about 66 m² of internal space, set on a cadastral plot of 272 m². The charm of the stonework, the existing footprint and the immediate proximity of the Kervézennec natural site all contribute to its strong potential.

The property requires complete renovation, with an earth floor, roof to be redone and part of the roof structure needing attention, making it ideal for buyers looking for a genuine restoration project. Planning permission granted on 25 October 2023 allows the change of use to residential accommodation and authorises a project creating 87 m² of floor area, while respecting the character of the existing building. The application file also refers to natural wood external joinery, roof windows, alterations to some openings and the creation of a balcony.

Outside, the plot is described as grassed, with hedges and wooded banks, and no major groundworks are planned, helping preserve the simple and natural feel of the setting. Access is directly from the public road and the file mentions one parking space off-road. This is a particularly appealing opportunity for a holiday home, a Breton pied-à-terre or a character property project, thanks to its proximity to the Étang des Sources, walking areas and...

LOCAL TAXES

Taxe foncière: 300 EUR

NOTES