LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44678NCL22 Price: 83 600 EUR

agency fees included: 10 % TTC to be paid by the buyer (76 000 EUR without fees)

Character Stone 2 bedroom House with Outbuildings and Large Garden – Renovation Project















INFORMATION

Town:	Kerpert
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	85 m2
Plot Size:	1889 m2

IN BRIEF

Located in a quiet hamlet just 5 minutes from the village centre, this charming stone house offers approx. 85 m² of living space, several outbuildings, and a generous 1,889 m² plot. A fantastic renovation opportunity in a tranquil countryside setting.

The house is connected to the mains water and electric provided by solar panels.

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.

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NOTES

DESCRIPTION

Set in a quaint and picturesque hamlet, just 5 minutes from the heart of a village, this character stone house offers an excellent opportunity for a full renovation project in an idyllic rural environment.

The property provides approximately 85 m² of living space. On the ground floor, there is a kitchen and a living room, offering a solid foundation to create a comfortable and inviting home. The first floor comprises two bedrooms, one with a shower, as well as a bathroom with WC. Above, the attic on the second floor presents further potential for conversion.

Outside, several stone outbuildings enhance the property, offering a range of possibilities such as storage, workshop space, or future development. The land extends to approximately 1,889 m², providing ample space for a garden, vegetable plot, or outdoor leisure area, all in a peaceful and natural setting.

The property is equipped with wood burner heating. However, renovation work is required, including electrical connection, and some masonry work. This makes it an ideal project for those looking to restore a traditional property to their own taste.

Combining charm, potential, and a tranquil location just minutes from local amenities, this is a rare opportunity to create a beautiful countryside home.

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