

Country house with a renovated flat

EXCLUSIVE



INFORMATION

Town:	Loguivy-Plougras
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	324 m2
Plot Size:	2789 m2

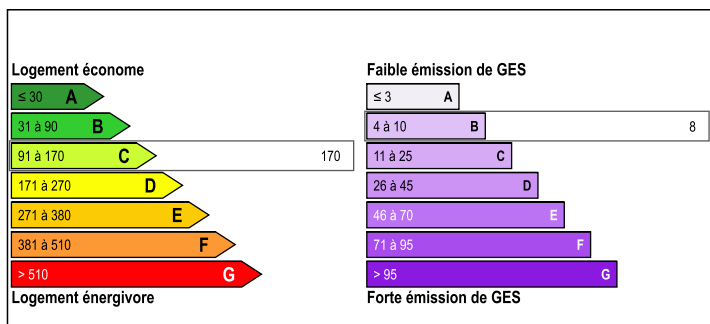
IN BRIEF

In the heart of the Côtes-d'Armor, near the Beffou departmental forest, this property comprises, on the upper floor, a two-level flat with a floor area of 130m², 86 m² (Carrez area), and on the ground floor, a space comprising various rooms totalling 237 m², a 75 m² garage, a 50 m² shed and a 20 m² garden shed.

The building and the flat (which has undergone energy-efficiency refurbishment) have been awarded a C energy performance rating. The potential for extension and change of use (subject to administrative authorisations and applicable town planning regulations) makes it possible to consider running a business such as a guesthouse.

The property benefits from a very large private car park capable of accommodating numerous vehicles and groups.

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

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

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