LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47659HL22 Price: 278 000 EUR

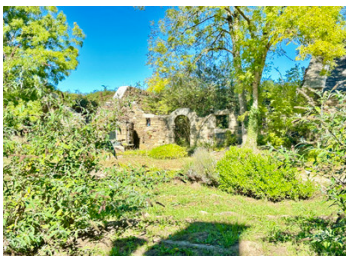
agency fees to be paid by the seller

TREDUDER Characterful house with 1.55 hectares – Near the sea















INFORMATION

Town:	Tréduder
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	15520 m2

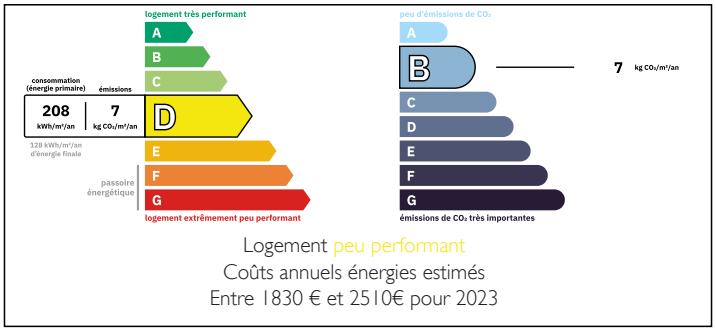
IN BRIEF

Just 3 km from the sea, this property combines the charm of Breton stone with more recent buildings, creating a distinctive ensemble in the heart of a natural setting.

Situated in a peaceful, rural location close to the coast, this house, with approximately 106 m² of living space, benefits from over 1.5 hectares of land.

The house combines the charm of Breton stone with more recent additions, creating a property full of character in the heart of a natural setting, close to the sea. It comprises a building dating from the 1980s, an extension built in 1994, and an older stone section whose walls and tiled roof have been refurbished.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1830 € et 2510€ pour 2023

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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LOCAL TAXES

Taxe foncière:	**724 EUR**

NOTES

DESCRIPTION

It comprises a kitchen, a living room with a fireplace and a mezzanine, three bedrooms and a shower room. The fireplace, installed in 2021, supplements the electric heating. The wooden and aluminium windows and doors are double-glazed.
Outside, the property has approximately 1 ha 55 a 20 ca of land, comprising a meadow, a wooded area and a fenced-in area around the house. A terrace of approximately 46 m² allows you to enjoy the garden.
Several outbuildings complete the property: a garage of approximately 19 m² on a concrete slab, a barn of approximately 40 m² with a newly rebuilt roof structure and roofing, and an old building of approximately 30 m².
A shed situated in the field and a well round off the property.
The charm of Breton stone, beautiful natural surroundings and several outbuildings, all just a few minutes from the coast. A property offering numerous possibilities, whether as a main residence or a holiday home, with the advantage of enjoying the countryside whilst remaining close to the sea.

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