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Ref: A48465JRD29 Price: 86 900 EUR

agency fees included: 10 % TTC to be paid by the buyer (79 000 EUR without fees)

4 bedroom renovation projectTraditional 4-bedroom Breton farmhouse requiring complete renovation, with extensi

EXCLUSIVE















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Plounévez-Lochrist
Department:	Finistère
Bed:	4
Bath:	1
Floor:	95 m2
Plot Size:	1809 m2

IN BRIEF

Situated in a peaceful rural setting, just five minutes from the beautiful beaches of Brittany's north coast, this traditional Breton farmhouse offers an exciting opportunity for buyers looking for a complete renovation project.

Set around its own private courtyard, the property comprises a four-bedroom house requiring full renovation, two attached barns, further substantial outbuildings including a 200m² agricultural barn, and approximately 1,809m² of land.

Located just 800 metres from the centre of Plounévez-Lochrist, with local amenities nearby, the property offers considerable potential for those wishing to restore a traditional Breton home.

The house and outbuildings require significant renovation work, making this an ideal project for buyers with the vision and enthusiasm to transform

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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NOTES

DESCRIPTION

Located near the village of Plounévez-Lochrist, in northern Finistère, this traditional Breton property offers an excellent opportunity for buyers seeking a substantial renovation project close to the coast.

Approached via its own private courtyard and surrounded by agricultural countryside, the property enjoys a peaceful rural setting while remaining just 800 metres from the village centre and approximately five minutes' drive from the nearest beach.

The Main House

The house offers approximately 98m² of existing living accommodation arranged over two floors and requires complete renovation throughout.

On the ground floor, the accommodation currently comprises a kitchen, a separate lounge and a shower room with WC.

A staircase leads to the first floor, where there are four bedrooms. A further staircase provides access to the attic space above, offering additional potential for future development, subject to the necessary permissions.

The property requires extensive renovation and modernisation, providing an opportunity for the new owners to redesign and restore the house according to their own tastes and requirements.

Barns and Outbuildings

One of the main attractions of this property is the extensive range of outbuildings, all offering potential but requiring renovation or repair.

Attached to either side of the main house are two traditional barns, both in need of substantial renovation. These buildings could potentially be incorporated into the existing accommodation or