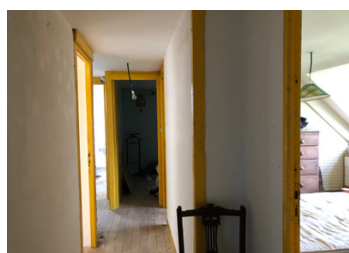
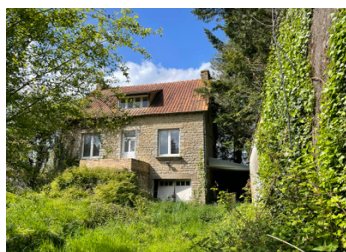


Beautiful location. Two houses to renovate with outbuilding and land.



INFORMATION

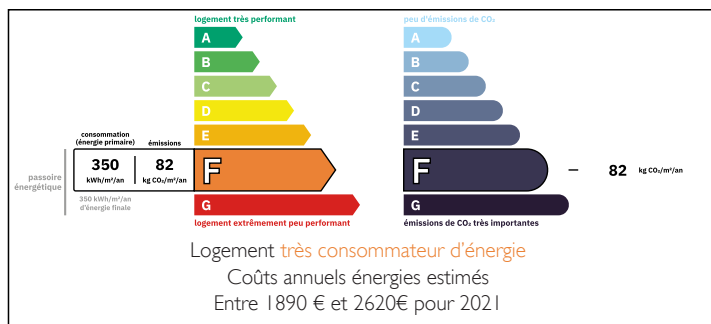
Town:	Merdrignac
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	157 m2
Plot Size:	4070 m2



IN BRIEF

A tree lined driveway leads to both houses. The main one was formerly a beautiful family home but has been left empty. It needs a complete renovation but offers wonderful potential and could be truly impressive. Adjacent to the main house is another 2 bedroom house also in need of full renovation but once completed could provide business opportunity to run as a gite. Situated in a quiet hamlet a short drive from the larger town of Merdrignac. An idyllic spot with near neighbours but secluded and private, not overlooked.

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

Main House

Lounge/dining room with wood burner 7.4 x 3.5

Shower room and toilet 2.5 x 1.6

Kitchen 3.42 x 3.5

Basement garage

Carport

Bedroom 1 5.6 x 3.4

Bedroom 2 3.8 x 2.7

Small box room/study 4.6 x 2.3

Bathroom 1.9 x 2.2

2nd House

Lounge 9.9 x 5.1

Kitchen/bathroom 5 x 2.7

Downstairs bedroom/storage 5.3 x 2.7

Upper landing 3.3 x 1.9

Bedroom 1 4.4 x 2.5

Bedroom 2 4.4 x 2.5

LOCAL TAXES

Taxe habitation: EUR

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

NOTES