

Quiet location, renovation project with huge potential



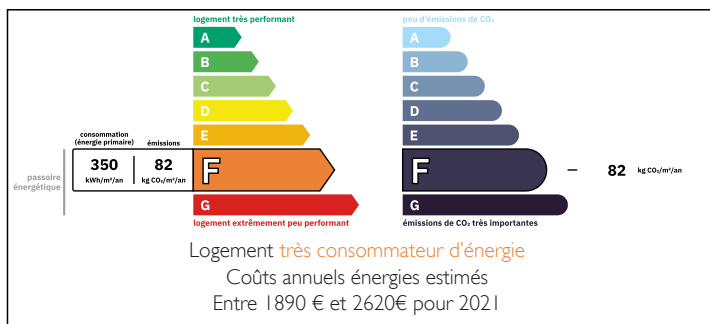
INFORMATION

Town:	Merdrignac
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	72 m2
Plot Size:	2123 m2

IN BRIEF

A tree lined driveway leads to the property. The house was formerly a beautiful family home but has been left empty. The property needs a complete renovation but offers wonderful potential and could be truly impressive.

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

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

Under house 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

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

LOCAL TAXES

Taxe habitation: EUR

NOTES