

Fantastic property with two 2 bedroom houses and garden .

EXCLUSIVE



## INFORMATION

Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	86 m2
Plot Size:	475 m2

## IN BRIEF

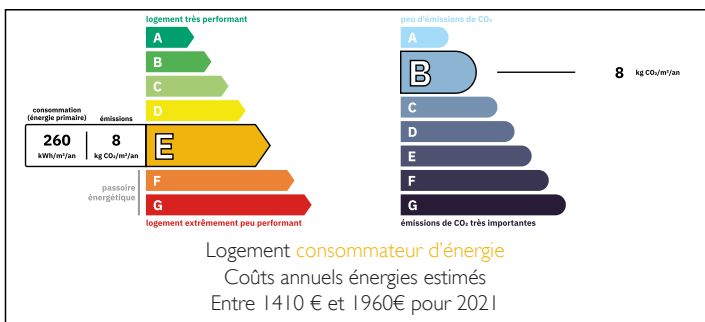
Situated in a quiet hamlet in Pont Melvez, near Guingamp is this fantastic property.

The property is divided up into 2, two bedroom houses which provides an opportunity to live in one and rent out the other.

The property is in perfect condition!



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

House 1

- Lounge with corner kitchen and wood burner

Upstairs

- Two bedrooms
- Shower room with WC

House 2

- Lounge with corner kitchen and wood burner

Upstairs

- Two bedrooms
- Shower room with WC

Outside

- Parking
- Outside dining area/patio
- Garden
- Shed

A fantastic property in perfect condition.

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