

## Versatile Village Property: Your Canvas for Creativity! Building over 2 levels of 137m

EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

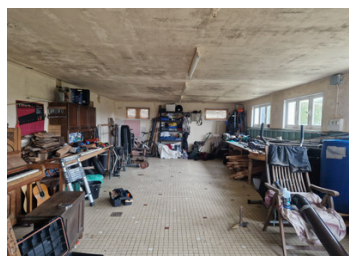
Town:	Locarn
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	137 m2
Plot Size:	1100 m2

## IN BRIEF

Experience Village Living at Its Best!  
Nestled in the heart of the enchanting village of Locarn, this property unveils a world of possibilities. Whether you envision a charming single-family home or the allure of two distinct studios, this fantastic property provides a canvas for your creative aspirations.

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

Discover the Potential!

Unlock the possibilities with this exceptional property situated on two levels, offering a total space of 137m<sup>2</sup>. The upper level, accessible from the side lane, boasts a room measuring 49m<sup>2</sup>. On the lower level, a spacious second room awaits, measuring 88m<sup>2</sup>.

Step through the main entrance, and you'll find yourself in a generous garden spanning 1100M<sup>2</sup>. This expansive outdoor space is perfect for cultivating a vibrant vegetable patch or creating a serene area to unwind.

-----  
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