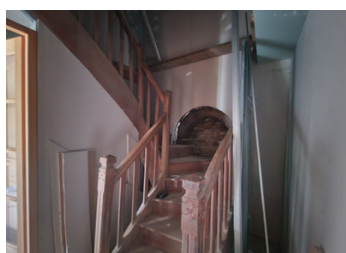


Charming 2 bedroom stone house to finish renovating in a quaint hamlet location - Pont Melvez



INFORMATION

Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	198 m2



IN BRIEF

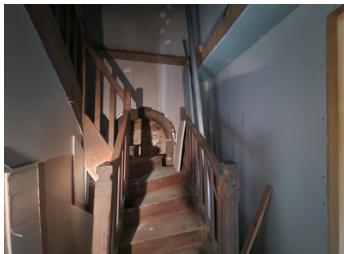
Discover a promising renovation project in this delightful 2-bedroom home. Featuring a ground floor kitchen and lounge with a cozy fireplace, both bedrooms come with ensuite shower rooms. The property boasts a garden and parking space at the front, with water and electric already connected. Renovation materials are on-site, ready for your finishing touch. Note: septic tank installation is required.

ENERGY - DPE

DPE not required.

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

Embrace the chance to create your dream home with this charming 2-bedroom property, situated in a peaceful neighborhood. The ground floor welcomes you with a spacious kitchen and a comfortable lounge area complete with a fireplace, perfect for cozy evenings. Upstairs, both bedrooms offer the luxury of ensuite shower rooms, providing convenience and privacy.

The exterior features a lovely garden and a dedicated parking area at the front, enhancing the property's appeal. Essential utilities such as water and electricity are already connected, and materials for renovation are available on-site, allowing you to seamlessly continue the renovation process that has been started.

This home is ideal for those looking to personalize their living space or investors seeking a rewarding project. While the house does require some finishing touches, including the installation of a septic tank, it presents an excellent opportunity to add significant value. Don't miss out on this unique chance to own a property with great potential in a desirable location.

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