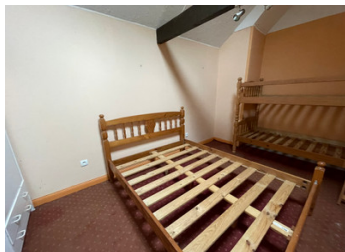
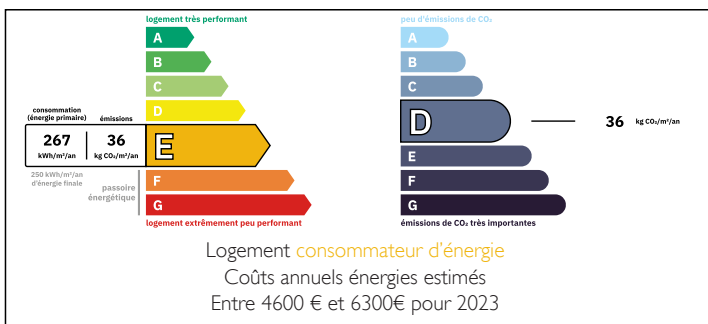


Two houses in peaceful location - Ideal for gîte or large family home - 1.7 acres of land - renovation project

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Laurenan
Department:	Côtes-d'Armor
Bed:	6
Bath:	4
Floor:	211 m2
Plot Size:	7280 m2

## IN BRIEF

This semi-detached property comprises two houses in a peaceful setting close to the towns of Plémet and Merdrignac and has more than 7,200 m2 of wooded grounds.

The first house comprises, on the ground floor: an entrance hall, an open-plan kitchen / living room with a wood-burner, a small utility room and a shower room with toilet. Upstairs, a landing leads to three good-sized bedrooms, two of which are south-facing, and a large bathroom with bath, WC and wash-basin.

The second house comprises on the ground floor: an entrance hall leading to a large open-plan living room and kitchen area with a large fireplace, a corridor leads to a bathroom and separate WC. Upstairs there are 3 bedrooms and a bathroom with bath, wash-basin and WC.

Outside, there is a small conservatory and an outbuilding divided into three sections...

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 foncière: 769 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Situated at the end of a small track in the peaceful countryside of Laurenan, this property is a 10-minute drive from two small towns with all amenities. Comprising two 3-bedroom houses, the property could be used as a main house with a gîte or could be converted into a large family home. Some renovation and decoration work is required, but the shell is in good condition.

The ground floor of the first house has a good-sized open-plan kitchen and a spacious living/dining room with a large fireplace fitted with a wood-burning stove. There is easy access to the garden, ideal for outdoor dining. A small utility room with water-heater is located behind the kitchen, as is a shower room with toilet and washbasin.

Upstairs, a landing leads to three bedrooms, two of which are south-facing with views over the garden, and a spacious bathroom with toilet and washbasin. The first house needs some updating but could be ready for immediate occupation. The windows are single-glazed and there is no central heating.

The second house is accessed via a separate front door. The ground floor comprises an entrance hall leading to a spacious lounge and open-plan kitchen, with a large stone fireplace fitted with a wood-burning stove. A small metal-framed conservatory provides access to the garden. From the kitchen, a corridor connects with the entrance hall, leading to a small bathroom, separate toilet and a staircase with a large storage cupboard. Upstairs, there is a landing with a...