

## Stone house - market town of Pontrieux



## INFORMATION

Town:	Pontrieux
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	30 m2

## IN BRIEF

Nice house of character, close to the town of Pontrieux, city of character, nicknamed the Venice of the Tregor. The stone house is part of the history of Pontrieux, between the Trieux estuary and the Brehat archipelago.

The house on 3 levels consists of:

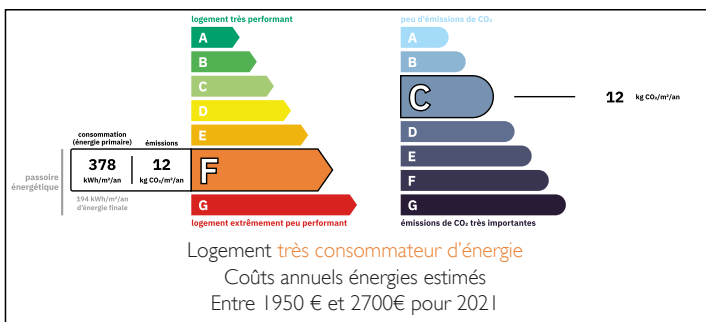
- on the ground floor, a large heated living room with a wood-burning stove and an open kitchen, equipped, a spacious bedroom, a bathroom.
- upstairs: two beautiful bedrooms on either side of the staircase and a bathroom.

At street level, a huge room, your future studio or studio is waiting for it to be refurbished.

The courtyard in front of the house will give free rein to the stroll as allows the stroll in the heart of the city.

The house is incredibly potential, its environment is fabulous.

## 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

PONTRIEUX - BOURG - FOR SALE - STONE HOUSE TO RENOVATE

This charming house, located in the BOURG of Pontrieux, offers incredible potential for renovation. With a surface area of 100m2 spread over 3 levels, it consists of 4 rooms, including 3 bedrooms, ideal for accommodating your whole family or for rental purposes.

Single-level living is possible on the ground floor with an open KITCHEN leading into a 35m2 LIVING ROOM, a bedroom, and a bathroom. Upstairs, there are 2 bedrooms and a bathroom.

A 60m2 space with a separate entrance can be used as a STORAGE ROOM / WORKSHOP, offering the possibility to create an independent accommodation or workspace.

Built before 1900 with stone walls and a slate roof, this characterful home has a unique history. The PARQUET floors, STONE walls, and natural LIGHT create a warm atmosphere throughout.

The QUIET and TYPICAL neighborhood of PONTRIEUX ensures absolute TRANQUILITY for its residents.

With its renovation potential, this house allows you to unleash your imagination and turn it into a true gem.

The renovation work needed gives you the opportunity to fully personalize this house to your taste.

Don't wait any longer to visit this house full of potential and let yourself be charmed by its authentic charm.

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Information about risks to which this property is

## LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

## NOTES