

Exceptional Renovation Opportunity with over 2800m2 of land

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Uzel
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2886 m2

IN BRIEF

Situated in a peaceful hamlet near Uzel, this cluster of properties presents a fantastic renovation project. The buildings are arranged around a grassed courtyard and include a main property, a partially converted garage, and a ruin. There are numerous possibilities for renovation work, including to create one, or even two separate and unique dwellings.

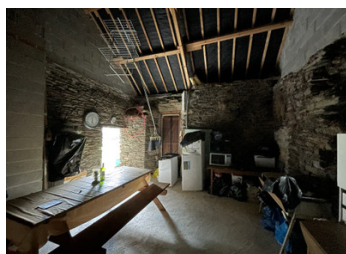
Some works have already been done. Each of the main buildings has new roofs, with Velux windows also added to the roof of the main house. Electricians have also been installed, as has a new fosse system (to be connected to the house).

Main House: The ground-floor space (120m²) is divided into three distinct areas, with exposed stone walls and a stone staircase leading to the upper level.

Garage: With 67m² of ground floor space, the garage has been partially converted to provide a

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

To the rear of the main property is a sizeable field which has a separate access.

Located conveniently close to Uzel, where you will find shops, a supermarket, and restaurants.

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

LOCAL TAXES

Taxe fonci re: 1569 EUR

Taxe habitation: EUR

NOTES