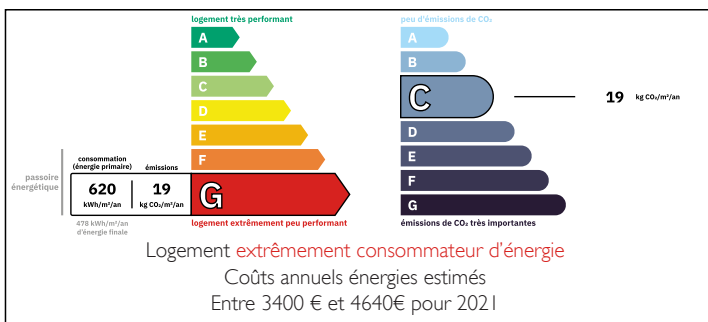


Newly renovated 1 bedroom property to finish

EXCLUSIVE



ENERGY - DPE



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Broons        |
| Department: | Côtes-d'Armor |
| Bed:        | 1             |
| Bath:       | 1             |
| Floor:      | 112.6 m2      |
| Plot Size:  | 2439 m2       |

## IN BRIEF

This is the perfect opportunity to finish a property to your own specification now the main work has been done! The property is situated in beautiful countryside yet near to the N12 so great access to Lamballe and St Brieuc. The town of Broons is within walking distance and has a variety of shops, bars and restaurants plus supermarkets and a great weekly market. Another attraction is the train station that links to Lamballe then on to Rennes and Paris.

The perfect combination of living in the country but having easy access to some lively towns!

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

The property itself is a blank canvas to put your own mark on.

As you enter the front door there is a porch area then the lounge with fireplace, window to the front and patio doors to the rear. Off this room there is plumbing for a bathroom but at present just has a WC and sink. The floors have been prepared with a level screed for you to choose your own choice of floor covering, throughout the ground floor. Next to the lounge the plumbing and wiring is all ready for a kitchen of your choice with a back door to the garden. Off this room are the stairs leading to the bedroom. Next to what would be the kitchen is another room which has the plumbing and power for a utility room plus a basic mezanine floor - let your imagination run wild!

At the end of the house is another room with mud floor, to be renovated.

Upstairs there is a large, bright bedroom with modern velux windows and electric radiators. On this floor there is a large landing and a bathroom with WC, bath and sink.

Attached to the house is a small outhouse which is currently used as a wood store. The garden is laid to lawn with far reaching views. At the side of the house is a micro fosse system.

Opposite the property is an ancient, working well which also belongs to the property.

Measurements:

Porch...

## LOCAL TAXES

**Taxe foncière:** 151 EUR

**Taxe habitation:** EUR

## NOTES