

UNDER OFFER - Character property for COMPLETE RENOVATION. Quiet hamlet location.



INFORMATION

Town:	Kerpert
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	75 m2
Plot Size:	620 m2



IN BRIEF

The property has great potential, The rooms on the ground floor are spacious and bright. You enter the property into the dining kitchen (4.31m x 6.19m). To the left of the kitchen is the bathroom with a tiled floor, bath, WC, washbasin and towel radiator.



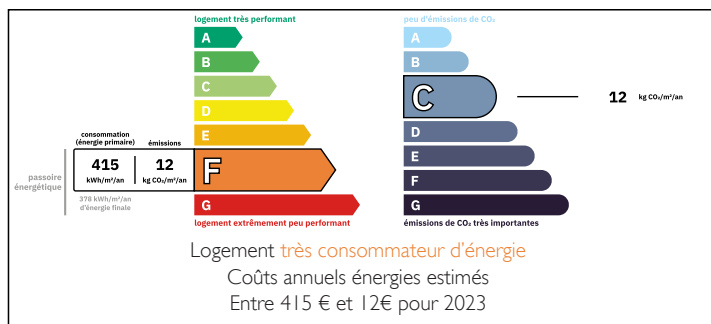
The lounge (7.86m x 4.43m) has doors which open onto the garden, and three sets of windows to the side, which ensure light floods the room. Stairs from the lounge lead to the mezzanine level where the bedroom (3.66m x 4.81m) is located.



There is an adjoining building which houses a small utility with plumbing for a washing machine.

The property is connected to well water and there is currently no septic tank installation. Works are also needed for the roof,.

ENERGY - DPE



To the side and rear of the house are beautiful

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 nearest village, Kerpert, has a restaurant/bar and garage. The larger towns of Saint Nicolas du Pelem, Bourbriac and Guingamp are a short drive away, and there you will find all amenities (banks, pharmacies, supermarkets, restaurants, etc). The nearest beach is approximately 30 minutes' drive.

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

LOCAL TAXES

Taxe foncière: 120 EUR

Taxe habitation: EUR

NOTES