

OFFER ACCEPTED An incredible investment opportunity in a 'village fleuri' close to tourist destinations.

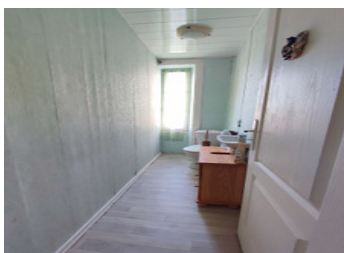
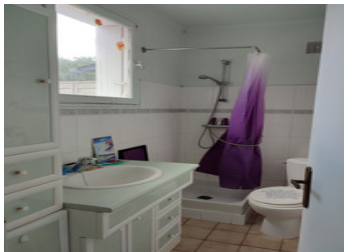


INFORMATION

Town:	Saint-Gilles-Vieux-Marché
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	73 m2
Plot Size:	346 m2

IN BRIEF

Situated in the picturesque village of Saint Gilles Vieux Marché, this is a fantastic opportunity to renovate into either one home or a couple of apartments, ideal for tourist or rental income.



ENERGY - DPE

DPE not required.

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

This property sits within a larger building (housing two additional apartments) and has a communal shared access via the main front door. There is, however, a separate private entrance accessed via the driveway, which also leads to the private terrace, garage and garden.

A shower room with WC and sink is on the left of the entrance, which also leads to the living area, with fireplace. The kitchen is accessed via the living space, as is the next floor, with two bedrooms, via a staircase. The top level is the attic with further potential for conversion to living space.

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

LOCAL TAXES

Taxe foncière: 374 EUR

Taxe habitation: EUR

NOTES