

Spacious three-bedroom property for renovation, with garden

EXCLUSIVE



## INFORMATION

Town:	Saint-Nicolas-du-Pélem
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	70 m <sup>2</sup>
Plot Size:	481 m <sup>2</sup>

## IN BRIEF

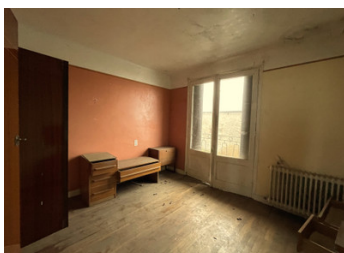
In a prime location in the centre of Saint Nicolas du Pelem and within walking distance of all amenities, this house would make a super family home, or a rental property.

The ground floor accommodation comprises :

- An entrance hall (1 m x 4.29m) with tiled floor
- A kitchen with a large window to the front and tiled floor (2.81m x 2.51m)
- A lounge area with large windows (2.42m x 4.27m)
- A boiler room/utility (2.66m x 2.52m)
- WC

On the first floor :

- Bedroom 1 (2.43m x 3.65m)
- Bedroom 2 (3.40m x 3.68m)
- Bedroom 3 (3.41m x 3.71m)
- Bathroom with corner bath and shower, washbasin and WC

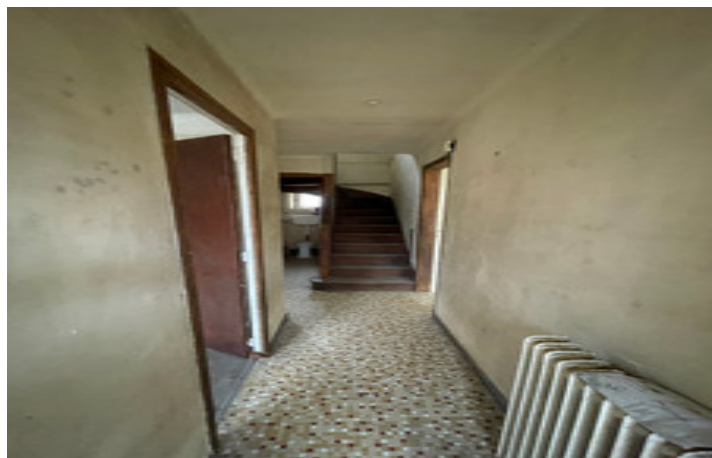


## ENERGY - DPE

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

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



## LOCAL TAXES

Taxe habitation: EUR

## NOTES