

Old school to renovate on three levels, with a courtyard, covered play area, and garden

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Loc-Eguiner-Saint-Thégonne
Department:	Finistère
Bed:	7
Bath:	2
Floor:	420 m2
Plot Size:	2860 m2

IN BRIEF

You can already live in the second floor 3 bedroom apartment whilst renovating the other two levels. Great scope for an artisan, a training center or to create offices for remote work. 360° virtual tour available

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 ground floor, a space of about 200 m², consists of an entrance, two rooms of 84 and 58 m², and two other rooms at each end, each 23 m².

First floor: a floor space of about 180 m² made up of 12 rooms (former apartments).

On the second floor: an apartment with an entrance, a 29 m² living room, a 9,50m² kitchen, three bedrooms, a bathroom (bathtub, sink, and toilet), 95 m² of floor space, around 78 m² of habitable space. No central heating system in place.

The building is connected to the mains drainage system.

Various possible accesses at the front as well as the back of the building.

Roscoff ferry terminal 42 kms

Brest airport 42 kms

All commodities in Landivisiau 11 kms or Morlaix 20 kms

LOCAL TAXES

Taxe foncière: 1245 EUR

Taxe habitation: EUR

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

NOTES