

Former village forge for renovation

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Senven-Léhart
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

This former village forge, located in the heart of Senven-Léhart, offers plenty of potential. In need of full renovation, the stone building could be transformed into a small home or a commercial space.

The ground floor has a footprint of 40m², and with the existing roof height, there is the possibility of adding another floor level, or a mezzanine. The original working fireplace from the forge remains intact. Offers considered.

The nearby village of Saint-Connan has a bar/tabac, and the closest larger towns are Quintin (15km) and Guingamp (20km).

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

null

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