

Superb stone property with 2 adjoining houses, one of which is in need of renovation. Large wooded park.



## INFORMATION

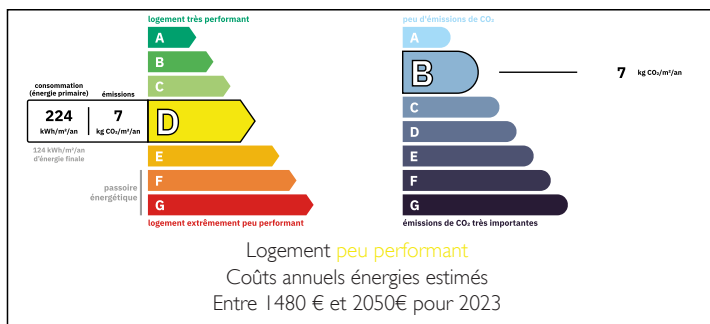
Town:	Lanvellec
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	1675 m2

## IN BRIEF

In the heart of LANVELLEC, a small village in the TREGOR region renowned for its architectural and cultural heritage, just 10 minutes from the beach at SAINT-MICHEL-EN-GREVE, this beautiful property boasts timeless charm. It comprises 2 adjoining traditional stone houses, one of which is in need of renovation. Well. Detached stone building used as a garage, workshop and wood store. Large enclosed garden and wooded grounds. Building plot



## ENERGY - DPE



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 approximate surface areas are as follows:

-92 m<sup>2</sup> house with kitchen/living room 39.7 m<sup>2</sup>, utility room 6.7 m<sup>2</sup>, upstairs corridor 4 m<sup>2</sup>, shower room with toilet 5 m<sup>2</sup>, bedroom 10 m<sup>2</sup>, dressing room 8.8 m<sup>2</sup>, bedroom 17 m<sup>2</sup>.

-House to renovate, 84 m<sup>2</sup>, ground floor room with open fireplace 42.7 m<sup>2</sup>, first floor bedroom 23 m<sup>2</sup>, corridor 18 m<sup>2</sup>, attic space suitable for conversion.

-garage to renovate outside 39 m<sup>2</sup>.

-Garden/parkland occupying the remainder of the total land area of 1675 m<sup>2</sup>.

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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