

Calling all clients looking for a challenge! Large renovation project with huge potential

EXCLUSIVE



INFORMATION

Town:	Laurenan
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	11537 m2

IN BRIEF

Total renovation project, situated on the edge of a small hamlet, this is a gated property, ripe for renovation. A 5 minute drive to the N164 gives great access to the larger towns of Ploemeur and Merdrignac which have supermarkets, bars, restaurants, doctors and vets. An hour from the port of St Malo which has ferries to the UK and Jersey. Less than an hours drive to Rennes airport with flights to the UK and other European cities.

This area in Central Brittany is so scenic. The Northern Brittany beaches are within an hours drive but far closer are an abundance of lakes and forests, perfect for long walks and bike rides, just generally enjoying the great outdoors.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is gated and has a drive leading up between the main buildings.

To the left is the old longere which has been inhabited in the past but not by the current owners. This building is currently two rooms on the ground floor but there is room for a staircase and to have a second level.

Part of this longere has been used for storage and as animal sheds so any conversion would need planning permission but it's the perfect opportunity to make your imagination run wild.

Opposite the longere is an old piggery which still has the feed troughs but has huge potential. There is also a huge hangar. At the end of the plot is a static caravan that the current vendors had been staying in until other projects became their priority. This caravan needs a tidy but is being sold with the plot and could be living accommodation for the new owner during the renovation project.

There is a huge amount of land which is overgrown but could be ideal for horses or goats.

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