

## House to renovate with large plot and outbuilding



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Châtelaudren-Plouagat
Department:	Côtes-d'Armor
Bed:	0
Bath:	1
Floor:	60 m2
Plot Size:	1404 m2

## IN BRIEF

The property offers great potential for buyers wishing to personalise their space. This stone house, ideally located, is close to shops and services. With a middle side, it presents a pleasant living environment while retaining a certain intimacy.

The expansion possibilities offer flexibility to create the ideal living space. This property represents a unique opportunity for a tailor-made renovation project.

It consists of a room on the ground floor with a fireplace, with a surface of about 29 m2  
- WC and a sink.

In addition, you will benefit from a convertible attic, with a surface area of approximately 32 m2, offering considerable potential.

You can also enjoy an outbuilding: about 18 m2 in

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 foncière:** 297 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The property offers great potential for buyers wishing to personalise their space. This stone house, ideally located, is close to shops and services. With a middle side, it presents a pleasant living environment while retaining a certain intimacy.

The expansion possibilities offer flexibility to create the ideal living space. This property represents a unique opportunity for a tailor-made renovation project.

It consists of a room on the ground floor with a fireplace, with a surface of about 29 m<sup>2</sup>  
- WC and a sink.

In addition, you will benefit from a convertible attic, with a surface area of approximately 32 m<sup>2</sup>, offering considerable potential.

You can also enjoy an outbuilding: about 18 m<sup>2</sup> in impeccable condition, insulated by the ground, with a terrace roof and a garden shed.

The roof is new.

The vast land will delight lovers of greenery.

-----

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