

Stone 2 bedroom house with outbuildings – renovation project with convertible attic and outbuilding set on

EXCLUSIVE



## INFORMATION

Town:	Saint-Carreuc
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	700 m2

## IN BRIEF

Stone house under slate roof with 2 bedrooms on the ground floor, convertible attic, garage, carport, and outbuilding. Set on 782 m<sup>2</sup> of land, lived-in but in need of updating. All plumbing is in place, and the outbuilding offers further conversion potential.



## 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.



## DESCRIPTION

This traditional stone property offers a fantastic renovation opportunity in a peaceful countryside setting.

The main house was lived in and is in need of updating, but all plumbing is in place, making renovation straightforward. The ground floor comprises a kitchen/living room, two bedrooms, a shower room, and a separate WC – providing immediate accommodation while planning your updates.

Upstairs, the large attic is fully convertible, allowing for additional bedrooms, a master suite, office or hobby space.

The property also includes an outbuilding, perfect for conversion into a studio, workshop, additional living space, or even equestrian use. Other features include:

Garage for secure parking

Carport providing extra covered space

Set on 540m<sup>2</sup> of land, the property provides space for a garden or leisure area.

This house is perfect for buyers looking for a countryside renovation project with character, conversion potential, and room for equestrian or hobby facilities.

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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