



Ref: A41106GCA22

Price: 88 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (80 000 EUR without fees)

#### Spacious Countryside Property for Full Renovation, with Garden and Outbuildings



# INFORMATION

Town: Saint-Martin-des-Prés

Department: Côtes-d'Armor

Bed: 3

Bath:

Floor: 91 m2

Plot Size: 543 m<sup>2</sup>





## IN BRIFF

This former village bar is full of character and ready for its new owners to put their own stamp on it. Ideally located between Saint-Martin-des-Prés and Merléac, it has lots of potential.





In addition to the main house, the property includes several outbuildings and a grassed garden to the side and rear, providing lovely views over the surrounding countryside.

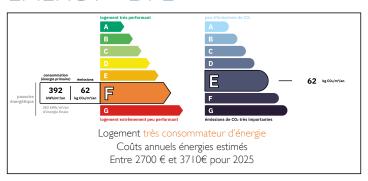




On the ground floor, are a lounge (5.58m  $\times$  5.58m) with a tiled floor, chimney and log burner, and a spacious kitchen (3.51m  $\times$  4.58m). A door at the rear of the kitchen leads to a large outbuilding (4.18m  $\times$  6.18m) with a concrete floor, offering the opportunity to easily extend the living space.

The first floor comprises a main bedroom (3.70m  $\times$  3.49m) with a feature fireplace, plus two further bedrooms (3.43m  $\times$  2.59m) and (3.80m  $\times$  2.92m), one of which...

# **ENERGY - DPE**



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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.



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# LOCAL TAXES

Taxe foncière: 270 EUR

Taxe habitation: EUR

# DESCRIPTION

To the front of the property is a small, attached workshop, while to the rear there is a larger workshop  $(8.60 \text{m} \times 4.73 \text{m})$ .

The property is partially double-glazed and benefits from gas central heating.

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

# NOTES