

Traditional house to renovate in town centre near coast



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Ploumilliau
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	58 m2
Plot Size:	190 m2

IN BRIEF

In the heart of the charming and dynamic village of Ploumilliau, a traditional granite house with 80m² of floor space, to be completely renovated to your taste according to your plans!

Set on 190m² of land, close to the beautiful church and all shops and services, this two-storey house is ideal for a rental investment or first-time buyer.

Located just a few minutes from the beaches of Locquémeau and Saint Michel en Grève, the Kerdu valley and hiking trails, it offers great potential and a pleasant living environment, once the necessary renovation work has been completed.

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

Services and work already completed:

PVC double glazing

Compliant collective sanitation system

Removal of cement joints

Removal of old insulation

Removal of partitions

Asbestos removal

Removal of old bathroom, toilet, plumbing and electrical wiring.

Slate roofing (10 years old) with stainless steel hooks.

Get started on your projects for this beautiful property with great potential! For those who love renovation.

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