

## 266 sqm Property Complex – Former Commercial Premises – High Potential – Kergrist-Moëlou

EXCLUSIVE



## INFORMATION

Town:	Kergrist-Moëlou
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	266 m2
Plot Size:	0 m2

## IN BRIEF

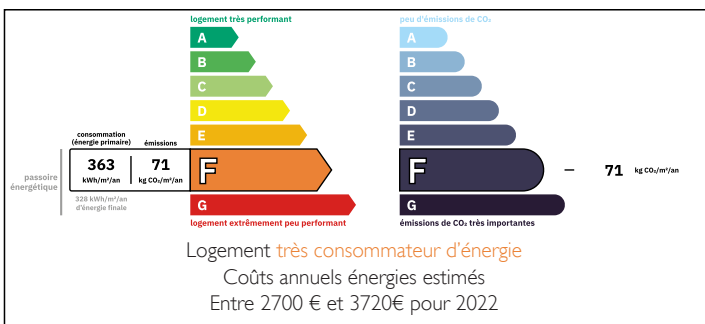
Located in the heart of the village of Kergrist-Moëlou, in Central Brittany, this character property offers a total of 266 sqm of living space and consists of a single building divided into two independent houses, formerly used as a shop and residential accommodation.

The property includes a former commercial space with generous volumes, open fireplaces and a convertible attic, as well as a second apartment previously rented out. A large 92 sqm garage/workshop completes the property.

The building is connected to fiber-optic internet and the main sewer system. The roof was completely redone approximately 20 years ago and is in excellent condition, and the main structure is sound. Significant renovation work is required, offering multiple possibilities: local business, craft activity, professional practice, artist's studio, guesthouse or rental investment.

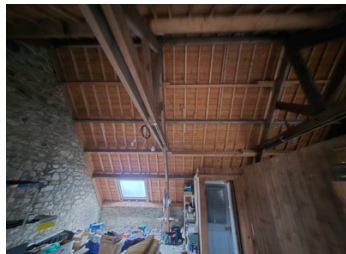
A rare opportunity thanks to its space, location and

## ENERGY - DPE



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

Situated at a strategic crossroads in the village of Kergrist-Moëlou, this character property offers a total living area of 266 sqm, divided into two independent residential units within a single building, complemented by a large outbuilding.

House 1 – Former shop

This first section corresponds to the former village shop and features generous volumes and original character.

On the ground floor, there is an entrance leading to a living / dining room, a kitchen, an open fireplace, a bathroom and a separate toilet.

On the first floor, the sleeping area consists of three bedrooms, including two with open fireplaces and a third bedroom with a balcony.

A convertible attic of approximately 77 sqm, currently unused, offers substantial additional potential (extra bedrooms, office space, studio or storage).

House 2 – Former apartment (previously rented)

Completely independent, this second dwelling was previously used as a rental apartment.

On the ground floor, an entrance opens onto a large 40 sqm living room with open-plan kitchen, equipped with a wood-burning stove. The kitchen includes an oven and gas hob. A 14 sqm utility room with toilet completes this level.

On the first floor, the apartment offers a 13 sqm bedroom with fireplace, a 6 sqm office, and a 10 sqm bedroom.

Outbuildings

A 92 sqm garage/workshop with high ceilings completes the property. This space is ideal for a craft activity, artist's studio, professional use or storage.