

Elegant manoir in need of renovation set on the edge of Paimpol in easy reach of all amenities and the coast



## INFORMATION

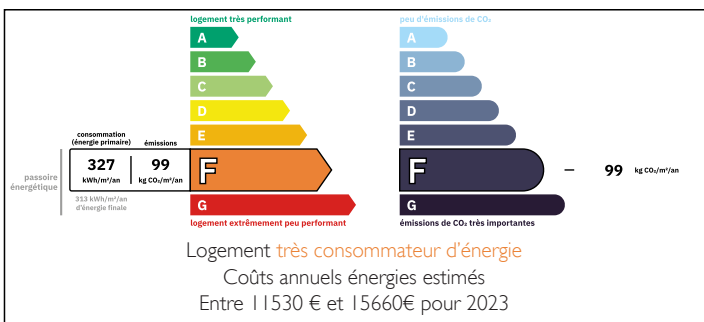
Town:	Paimpol
Department:	Côtes-d'Armor
Bed:	8
Bath:	2
Floor:	286 m <sup>2</sup>
Plot Size:	3529 m <sup>2</sup>



## IN BRIEF

Set on the edge of Paimpol, this elegant Armateur's house is a real diamond in the rough, providing an exciting project to get your teeth in to. The manoir comprises 280m<sup>2</sup> of habitable space distributed over 3 floors with basement, and requires full internal renovation. The house retains some lovely features, notably the elegant main entrance, marble fireplaces & spiral staircase and is complemented by a large outbuilding providing an additional 150m<sup>2</sup> of internal space. Located just 1km from the centre of Paimpol with its charming boutiques, bustling Tuesday market & buzzing leisure port lined with bars & restaurants, the property is prime for development for business or residential use. The location offers easy access to numerous tourist attractions including the Abbaye de Beauport, the Domaine de la Roche Jagu & the islands of...

## 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.



## DESCRIPTION

Manor house 280 m<sup>2</sup> with double glazing, oil-fired central heating and mains drainage, comprising :

### GROUND FLOOR :

- Entrance hall 11 m<sup>2</sup> leading to beautiful spiral turned wood staircase
- Salon 23 m<sup>2</sup> with marble fireplace
- Dining room 24 m<sup>2</sup>
- Bedroom 13.5 m<sup>2</sup>
- Kitchen 20 m<sup>2</sup> with exposed stone walls
- Back-kitchen 12 m<sup>2</sup> with bathroom and WC

### 1st FLOOR :

- Principal bedroom 24 m<sup>2</sup> with adjoining dressing room 12 m<sup>2</sup>
- 2 Bedrooms 13.5 m<sup>2</sup> & 24 m<sup>2</sup>
- Bathroom 9 m<sup>2</sup>

### 2nd FLOOR :

- 4 Rooms 8,5 m<sup>2</sup>, 16 m<sup>2</sup> with bathroom, 19 m<sup>2</sup> & 9 m<sup>2</sup>.

### EXTERIOR :

- Park enclosed with wall and hedges
- Outbuilding 150 m<sup>2</sup>

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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 foncière: 2116 EUR**

## NOTES