

3-Bed Village House with Garage, Basement and Garden in the Heart of Corlay – Renovation Project

EXCLUSIVE

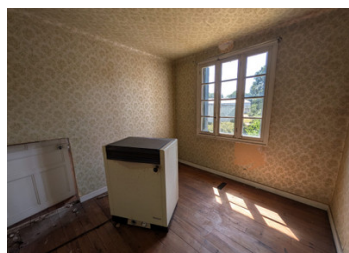


INFORMATION

Town:	Corlay
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	214 m2

IN BRIEF

Situated in the centre of the popular village of Corlay, this three-bedroom house offers excellent potential for renovation. With a separate kitchen, spacious living/dining room, garage, basement and enclosed garden, it provides the perfect opportunity to create a comfortable family home, holiday property or investment in a convenient village location within walking distance of local amenities.



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

Located in the heart of the village of Corlay, this property offers an exciting opportunity for buyers looking to renovate and personalise a home to their own taste.

The accommodation comprises an entrance hall leading to a bright living and dining room, a separate kitchen, and access to the garage and basement, providing useful storage and workshop space.

Upstairs are three bedrooms and a family bathroom.

Outside, the property benefits from a private garden, offering a pleasant outdoor space to enjoy or landscape as desired.

Although the house requires renovation throughout, it has a practical layout and excellent potential to become a comfortable permanent residence, holiday home or rental investment.

Corlay is a lively village with a range of everyday amenities including shops, schools, cafés, pharmacy and medical services, while the surrounding Breton countryside offers beautiful walking and cycling routes. The larger towns of Loudéac and Saint-Brieuc are within easy reach, providing further shopping, services and transport links.

A great opportunity for anyone looking for a renovation project in a convenient village location with a garden, garage and plenty of potential.

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

NOTES