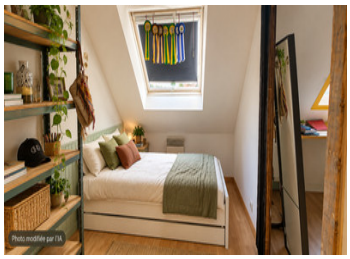
LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47923HL22 Price: 292 000 EUR

agency fees to be paid by the seller

Maison Lannion – 4-bedroom house on 1,550 m of land



INFORMATION

Town:	Lannion
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	1550 m2

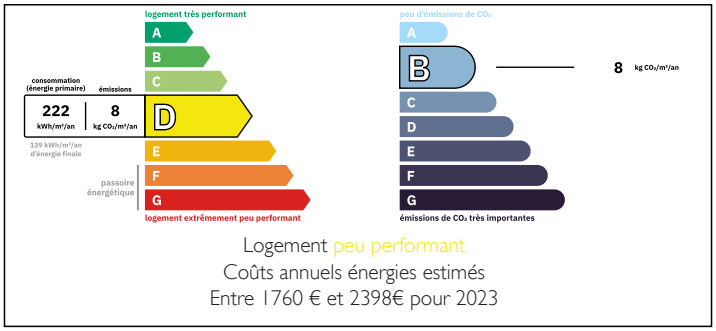
IN BRIEF

Close to the centre of Lannion, a 105 m² family home with four bedrooms, a garage and a large, tree-lined garden. A property offering a pleasant setting and land that is partly suitable for building.

Set in a residential, tree-lined neighbourhood, this house, built in 1992, enjoys a convenient location close to the town centre, shops and schools.

A family home with a large plot and an attractive location in Lannion, with an interior that could be brought up to date

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 1760 € et 2398€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

With a living area of approximately 105 m², the ground floor comprises an entrance hall and an open-plan living area combining a lounge, dining room and kitchen, with access to the terrace and garden. The south-facing lounge also features a wood-burning stove.

This level comprises a bedroom of approximately 12 m², allowing for single-level living, as well as a bathroom and a separate toilet.

Upstairs, three further bedrooms, a shower room and a toilet complete the sleeping area.

Outside, the house stands on a lovely, tree-lined plot of approximately 1,550 m². Part of the land is suitable for building, offering various development options depending on your plans: an extension to the house, an outbuilding or other structure, subject to the necessary planning permission.

A terrace of approximately 25 m², facing the garden, allows you to make the most of the outdoor space.

The property also features a garage of approximately 25 m² and several parking spaces.

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

NOTES

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