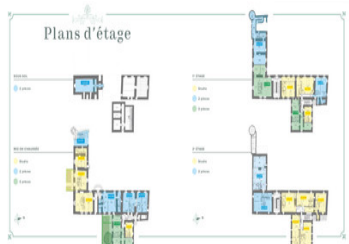
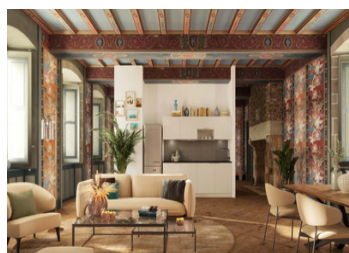
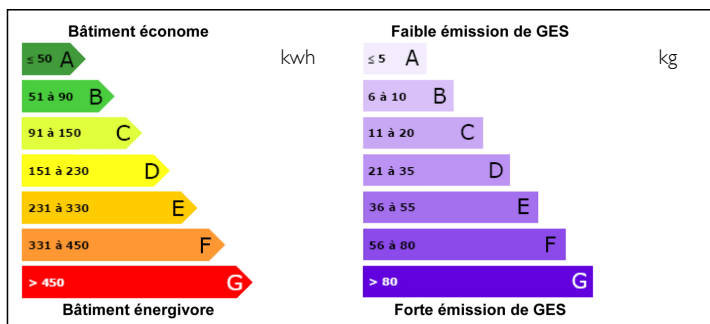


## RENOVATION One-room flat 1st floor car park delivery END 2026



## ENERGY - DPE



## INFORMATION

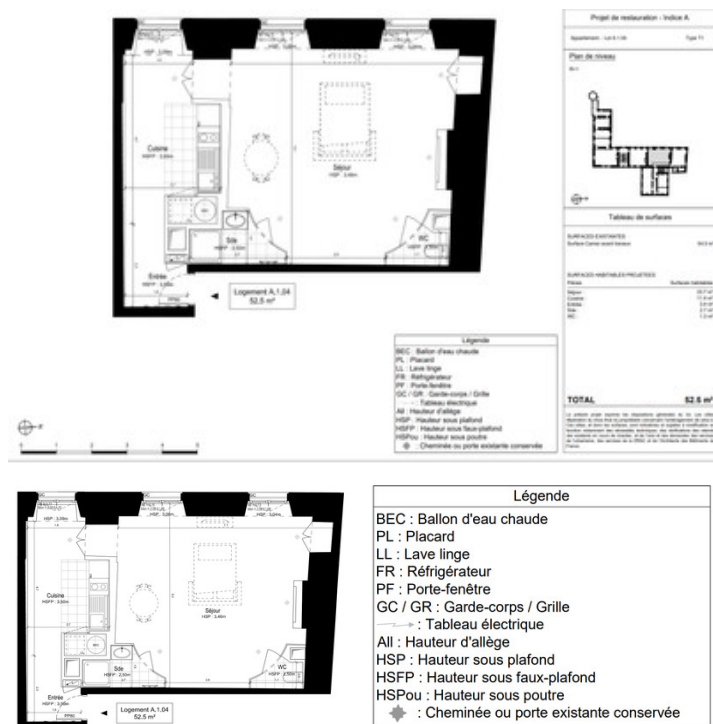
Town:	Guingamp
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	52 m2
Plot Size:	0 m2

## IN BRIEF

The renovation project for this Château offers 22 flats from T1 to T3. The facades will be restored to their former glory, and the stained glass windows, dormer windows and exterior joinery will be restored. The Château's listed interiors will also be carefully restored, with exceptional wood panelling and ceiling heights, elegant marble fireplaces in all the bedrooms and anterooms, etc. Other units available from €305,400. DO NOT hesitate to contact us very quickly for all the information and options available on this renovation programme.

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

This is one of the last T1 flats available. Located on the 1st floor of the renaissance part of the Manor House, the floor area before renovation work is 54.5 m<sup>2</sup> and the indicative floor area after renovation work is 52.5 m<sup>2</sup>. The living/night area has a floor area of 33.7 m<sup>2</sup> with 2 west-facing windows (height 2 m) and the kitchen has a floor area of 11.4 m<sup>2</sup> with 1 west-facing window (height 2 m). All windows are on the main facade. The flat comes with an unfitted kitchen and an outdoor parking space.

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

## NOTES