

Renovation project with great potential. Old farmhouse with 3 independent buildings in an enclosed mini hamlet

EXCLUSIVE



INFORMATION

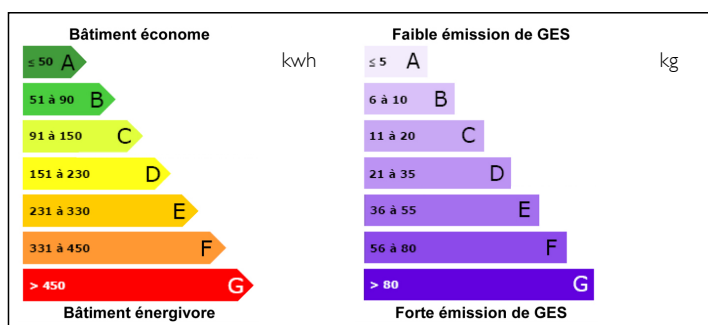
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	20 m2
Plot Size:	1330 m2

IN BRIEF

Fantastic renovation project with great potential. This group of independant buildings are part of an old farm complex. The property is in an enclosed compound, in a very peaceful area, located less than 5 minutes from the pretty village of Langourla



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

Part of an old farmhouse complex situated on the outskirts of Boquen forest, the property comprises 3 separate buildings:

- A main house under a slate roof, with a living room with kitchenette and several small temporary rooms (total estimated footprint 30m²). Original staircase with floor to first floor.
- Independent building, currently used as a workshop, with the original bread oven (estimated footprint 17m²).
- A building with a large open fireplace and floor (estimated footprint 35m²).

The property is set in an enclosed area, on 1330m² of land, and has the feel of being in a small hamlet.

LOCAL TAXES

Taxe foncière: 25 EUR

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

NOTES