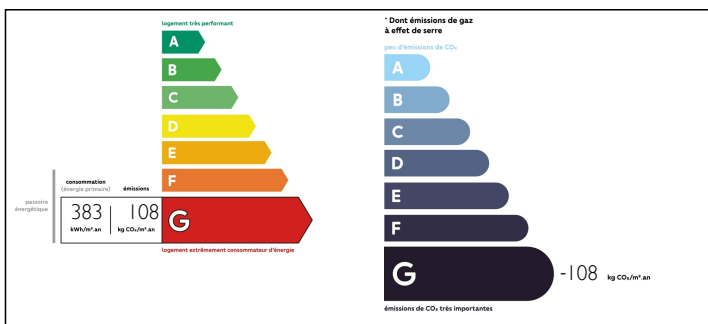


Village property with 3 bedrooms and bathroom. Outbuildings and parking. **TO RENOVATE**

EXCLUSIVE



ENERGY - DPE



## INFORMATION

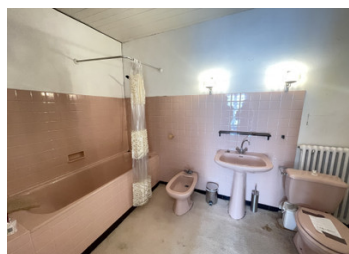
Town:	La Chèze
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	520 m2

## IN BRIEF

Impressive town property in the pretty town of LA CHEZE . Only ten minutes from LOUDEAC and 25 minutes from PONTIVY. Main house will require renovating to make this a habitable home that requires finishing and further buildings with potential to renovate. Please enquire for additional photos. Large family home with loads of potential located in a large village with most amenities including, open air swimming pool, bar/restaurant, bakers, bank, bar/tabac, various shops, pharmacy and post office. In a lovely setting with large lake, house located close to river. Description House comprises of Main entrance to large HALLWAY (4mx2,48m) with downstairs TOILET & wash basin , door to rear garden LOUNGE (5,5mx4,3m) with windows to front, marble fireplace (door to attached building) KITCHEN/DINING ROOM (5,5mx4m) with fully fitted kitchen, open fireplace, windows to front and rear, door to garden

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

### 1st Floor:

Large Family BEDROOM 1 (5,4mx4,6m) with door to Juliet balcony, windows to front, fireplace, en-suite recently fitted SHOWER-ROOM with Shower cubicle, TOILET & washbasin

BEDROOM 2 (3,7mx3,5m) with windows to front and en-suite BATHROOM with Bath, washbasin, TOILET and fitted cupboards for storage

### 2nd Floor:

BEDROOM 3 (4,8mx4,3m) insulation & plasterboard, large velux window to rear, lighting and sockets (require connection), decoration to finish

BEDROOM 4 (5,8mx4,68m) insulation & plasterboard, exposed wall, large velux window to rear, lighting and sockets (require connection), decoration to finish

ROOM (1,8mx1,8m) with plumbing ready to fit a BATHROOM with dormer window to front.

## NOTES

House benefits from recently replaced roof, fuel central heating, partial double glazing, & mains drainage. Does require finishing making a wonderful home but fully habitable. Potential as B&B, possible conversion of attached forge house for gite or studios (previously granted permission)

Attached to this house is the original Forge House (accommodation), door from Lounge:

Large building with 2 levels, 2 rooms to ground floor, 1 currently used as boiler room (6mx4,8m) with door and 2 windows, 2nd room (6,8mx4,8m) has door and windows, fireplace and staircase to upper level with attic and bedroom.

### Outside:

Large Garden with off-road gated parking and side gate access. Large building (5,9mx12m) which was the original forge with large windows to rear, doors to front and rear access to river. Ideal studio or workshop.