

2 old stone buildings for renovation with good sized garden.



INFORMATION

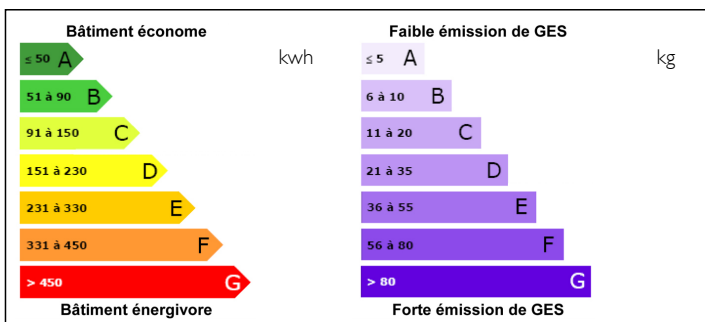
Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	494 m2

IN BRIEF

This property has great potential for becoming a perfect 'lock up and leave' holiday home. Agreement for the conversion of the buildings to living accommodation and for the connection of the 2 buildings has previously been given by the Mairie but this has now expired and will need to be re-sought, as will formal planning permission. Soil studies have been done to ascertain the suitability of the land for the installation of a septic tank and the second of the 2 buildings has recently benefitted from a new roof - both steps to help with the renovation process. Outside, there is a good sized garden and whilst the property does not have a well, the owners have the right to use the well on a neighbouring property - perfect for tending the garden!



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

Property details (all measurements are approximate):

1st building - 5.81m x 2.27m = 16.21m².

2nd building with new roof - 4.98m x 3.27m = 16.28m².

Distances (all approximate):

Pont-Melvez - 4.1kms.

Bulat-Pestivien - 8.3kms.

Callac - 14.9kms.

Guingamp - 19.1kms.

Brest airport - 97kms.

Roscoff ferry port - 73.5kms.

Beach at Plestin-les-Grèves - 40.1kms.

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

NOTES