

**YOUR CONTACT**  
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**1 Rue Pierre et Marie Curie**  
**22590 PORDIC**

**AIPG PORDIC**  
**Offre de : Location**

## **Saint Nicolas du Pelem area - 2-bedroom property to renovated on 640 m<sup>2</sup> of land - 0 €**

### **DESCRIPTION**

In Central Brittany, on the outskirts of a little town, stone property to renovate on 640 m<sup>2</sup> of land. Ground Floor: Living room, kitchen, little room (8.3 m<sup>2</sup>) which could be used as a bedroom, laundry area, toilet. Upper Floor: 2 bedrooms (1 with an open fireplace and 1 with a shower), landing. Convertible attic over the whole property, access currently via a ladder. Several outbuildings: 1) wooden outbuilding (12.8 m<sup>2</sup>), 2) wooden outbuildings (11 m<sup>2</sup>) attached to the back of the property, 3) stone outbuilding (3.75 m<sup>2</sup>) also attached to the property. Property to renovate but huge potential. Good structure, stone walls, roof frame and roof in good conditions, slated gable ends and chimneys. Wooden interior partitions, easy to remove in order to redesign the layout of the rooms. Original wooden staircase also in good conditions. Very pleasant outside space with, at the back of the house, a little communal path leading to the town and at the front, nice views on the surrounding fields. Presence of a well. AIPG Gouarec 0033 (0)2.96.24.87.47 www.aipg.eu

### **INFORMATIONS**

### **HONORAIRES**

**Fee : 0 € (%)**  
**Bail : 0 €**  
**Land tax : 0 €**  
**Inventory Fees : 0 €**  
**Notary fees : 0 €**  
**Fees Law of 6 July 1989 : 0 €**  
**Fees outside the law of 6 July 1989 : 0 €**

### **VOTRE AGENCE**

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