

HISTORIC ESTATE OVERLOOKING THE LÉGUER IN LANNION (22)
FORMER 18TH CENTURY CORDERIE ROYALE

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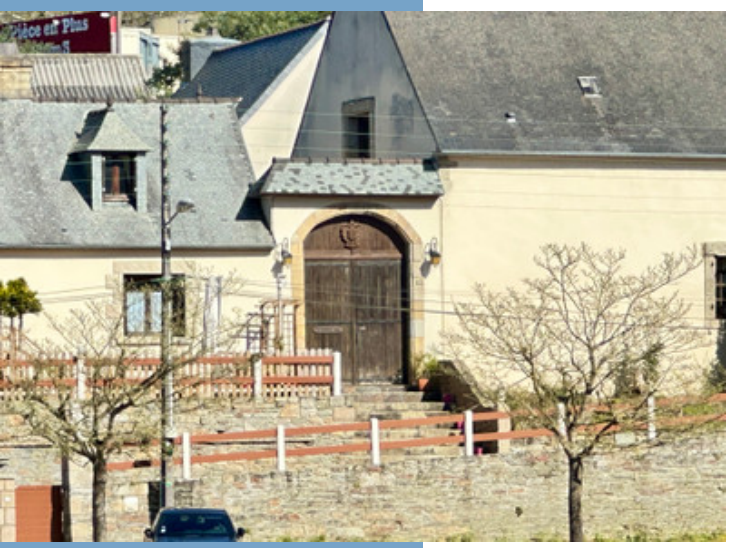




PROPERTY FACT FILE

REFERENCE	A35997HL22
PRICE	€ 1,257,600 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	220 m²
LAND	2150 m²
TOWN	Lannion
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	To be renovated, Good condition
FEATURES	Garage, Private parking, Barns - outbuildings

*Price based on current exchange rate which is subject to change





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- Strong historical character, development potential
- Dominant view of the river close to the town
- 15 min from the beaches of Perros-Guirec and Trébe
- 90 min from Rennes, 3 hours from Paris by train.
- Quiet, green environment, no isolation

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Historic estate overlooking the Léguer in Lannion (22)
Former 18th-century Corderie Royale
Located just a few minutes' walk from Lannion town centre, this rare property overlooks the calm, wooded banks of the Léguer, the emblematic coastal river of the Côtes-d'Armor region.



DESCRIPTION

The property spans 2,159 m² with five separate buildings, providing a total of more than 650 m² of usable space.
Two main buildings for renovation with superb volumes, vaulted roofs and large windows, suitable for use as lofts, contemporary flats, reception areas, coworking spaces, galleries, workshops or architect's houses, duplexes or mixed-use areas.
Two renovated houses with terraces and panoramic views over the Léguer. These adjoining and interconnecting flats can be lived in immediately, rented out or offered as a gîte or guest house.
The first dwelling comprises an entrance hall, a living room with wood burner, a fitted kitchen opening onto a dining room, a master suite (shower room + dressing room) and upstairs 2 bedrooms with en suite shower rooms; the second dwelling offers a bright living room with fitted kitchen, a bathroom with bath and shower and 2 bedrooms upstairs.
Another renovated, detached C house has a fitted kitchen opening on to an outside terrace and 3 bedrooms, each with its own shower room; various possibilities for seasonal rental or co-living.
The property has a courtyard and an interior garden, an enclosed garage
and private parking for several vehicles.
Whether you are an investor, a heritage craftsman, a tourist project developer or a lover of old architecture, this estate is waiting for you to start a new chapter.
Approximate measurements of the main rooms
-Les Galères building:
14m² entrance/hall
ground floor: two large rooms of 65 and...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A35997HL22
COMPLETE FILE AND PHOTO ON REQUEST

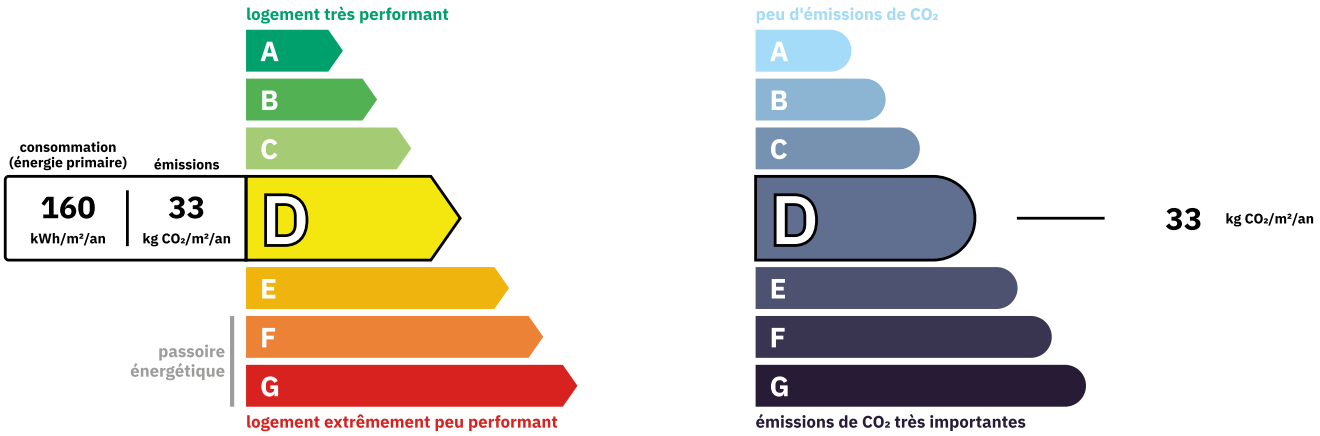
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2116 € and 2863€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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