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## House for sale in Saint Helen, Brittany

Saint Helen , Côtes-d'Armor , Brittany



# €185,500

inc. of agency fees

4 Beds   1 Baths   108.7 sqm   0.02 ha

At the gateway to the coetquen forest and the banks of the Rance, discover this property in the heart of the village of St Helen, a small village full of character. A potential to develop for this character...

### At a Glance

<b>Reference</b>	MFH-DIN11955-MT	<b>Near to</b>	Saint Helen	<b>Price</b>	€185,500
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	108.7 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

At the gateway to the coetquen forest and the banks of the Rance, discover this property in the heart of the village of St Helen, a small village full of character. A potential to develop for this character semi-detached house, beautiful volumes to make a family home, a gite project or the development of apartments. The property benefits from a quality structural work with an extension of more than 40m<sup>2</sup> used as a cellar which can be transformed. The ground floor offers a living room of 40 m<sup>2</sup>, a large kitchen, a pantry, a shower room with wc, another room and a garage. The 1st floor offers a landing with 3 bedrooms, one of which has a

bathroom and the 2nd floor remains to be developed with an extra dormitory bedroom. The exterior is to be enhanced with this small garden. Interior and exterior fittings will be necessary to make it a coherent project and reveal the cachet of the old building on this pretty village house animated by the market and its bar/grocery store. To visit without delay! (6.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€185,500

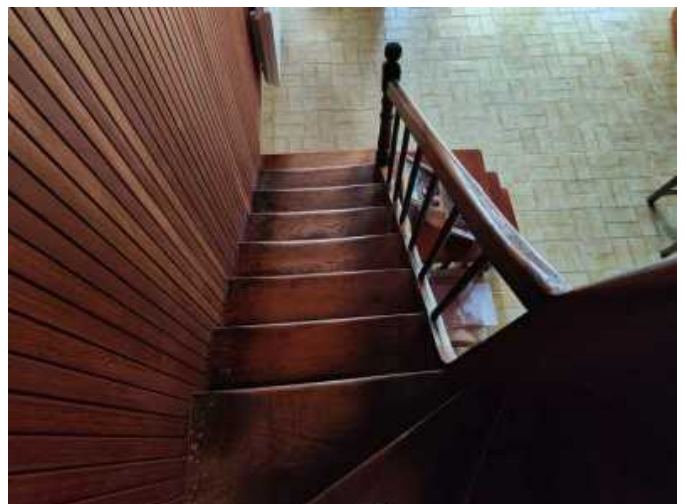
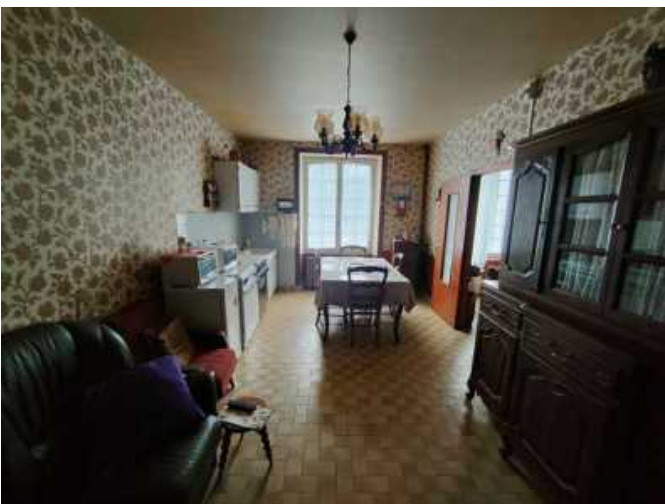
## Key Information

Year Built:	1850
Internal Area:	108.7 sqm
Land Area:	0.02 ha
Has a Garden	Yes

## Location: Brittany



## Gallery







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**C. BAUER – Sunday Times**

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