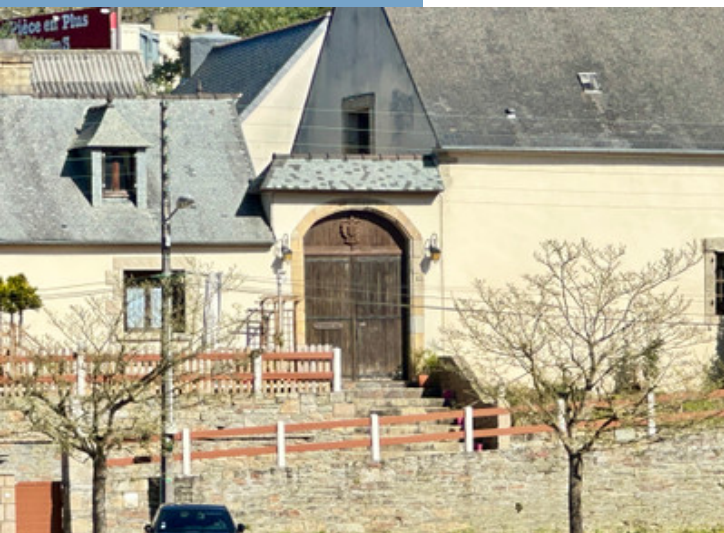




HISTORIC ESTATE OVERLOOKING THE LÉGUER
IN LANNION (22)
FORMER 18TH CENTURY CORDERIE ROYALE

HISTORIC ESTATE
OVERLOOKING THE
LÉGUER IN LANNION (22)
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CORDERIE ROYALE ...



PROPERTY FACT FILE	
REFERENCE	A35997HL22
PRICE	€ 1,257,600 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	220 m ²
LAND	2150 m ²
TOWN	Lannion
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	To be renovated, Good condition
FEATURES	River Frontage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- 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

HISTORIC ESTATE
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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

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

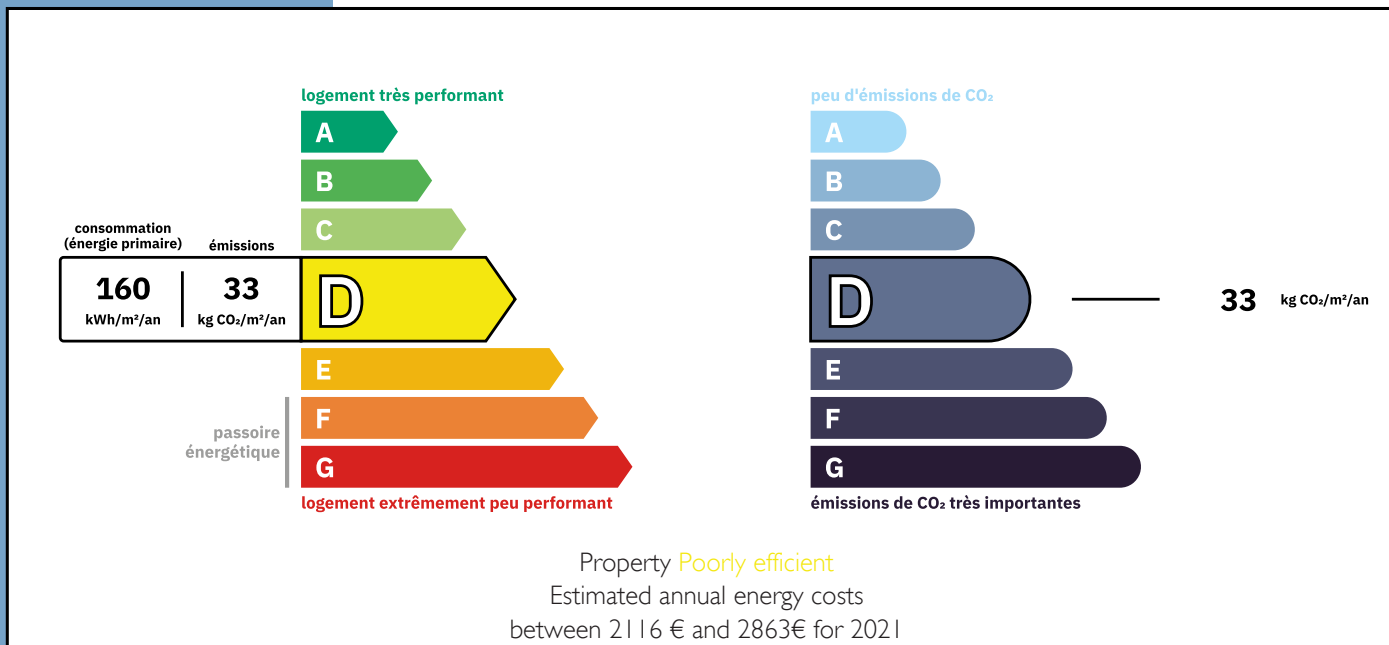
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FORMER 18TH CENTURY
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A35997HL22

ENERGIE-DPE



NOTICE

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

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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

Réf : A35997HL22
FILE COMPLETE
AND PHOTOS
ON REQUEST

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