

A delightful, 2 bedroomed cottage in an idyllic location with stunning views.

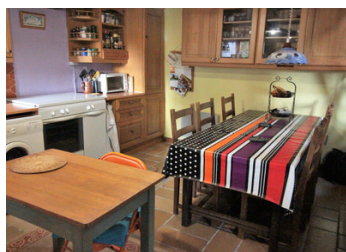


## INFORMATION

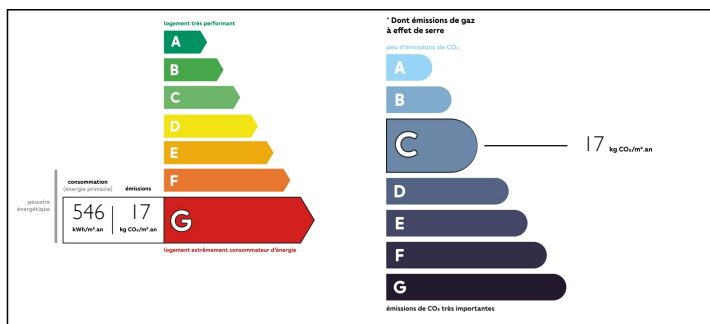
Town:	Coray
Department:	Finistère
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	154 m2

## IN BRIEF

This would make an ideal lock up and leave holiday cottage or cosy permanent home. The main living area, including the bathroom and bedrooms, is situated on the ground floor, however there is also a good-sized mezzanine area – perfect for use as an office or as another bedroom. Beautifully maintained by the current owner, the house is ready to move into. It is situated in the heart of the Breton countryside with magnificent views, less than 5 minutes by car into the lovely old town of Coray, where you will find all local amenities including restaurants and bars. Major commerce, including hypermarkets, do it yourself shops and numerous restaurants and bars, can be found in the lovely old market towns of Châteauneuf du Faou and Quimper. Both towns host annual events, such as the famous Jazz Festival in Châteauneuf du Faou and the daily market in the historic centre...



## 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.



## LOCAL TAXES

Taxe foncière: 235 EUR

## NOTES

## DESCRIPTION

(all measurements are approximate):

Kitchen/dining room/sitting room with wood burner, fitted kitchen and plumbing for automatic washing machine – 34.66m<sup>2</sup>.

Bedroom – 8.70m<sup>2</sup>.

Bedroom – 8.53m<sup>2</sup>.

Bathroom with bath, WC and hand basin.

Mezzanine area – 10.60m<sup>2</sup>.

Distances (all approximate):

Coray – 2.8kms.

Quimper – 26kms.

Châteauneuf du Faou – 18kms.

Brest airport – 77.4kms.

Roscoff ferry port – 91kms.

Concarneau – 28kms.

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