

An impressive family home with self-contained studio flat and secluded garden.

EXCLUSIVE



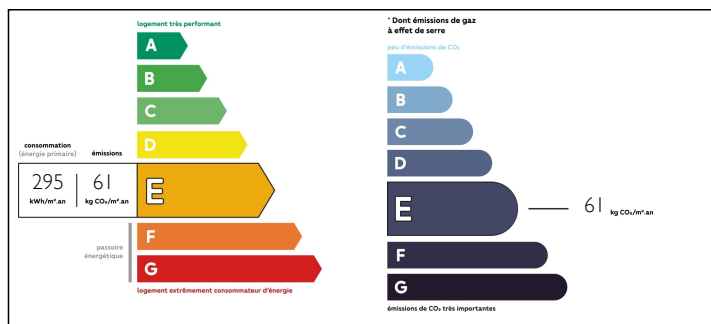
## INFORMATION

Town:	Châteauneuf-du-Faou
Department:	Finistère
Bed:	6
Bath:	4
Floor:	252.48 m2
Plot Size:	660 m2

## IN BRIEF

Situated on the outskirts of the town, this impressive property offers spacious family accommodation. Once a bakery, the property has been tastefully renovated by the current owners with many original features,, including the old bread oven, remaining. The living accommodation is arranged over 3 floors. On the ground floor, you will find a large kitchen, dining room and sitting room, whilst on the first and second floors are found 5 bedrooms, one with an ensuite shower room, and 2 further shower rooms. The property also benefits from a self-contained studio flat, offering income potential, which offers a large large bedroom/living area, comprising space for a small kitchen, as well as a shower room. The basement provides a large storage area - housing the boiler - workshop and bar, where you will find the lovely old bread oven of the bakery. Doors from the bar lead towards a delightful, secluded garden...

## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

Property description (all measurements are approximate):

Ground floor:

Dining room, formerly the shop for the bakery, with door to road - 24.16m<sup>2</sup>.

Entrance hall with cupboard under the stairs.

Kitchen with door to veranda and stairs leading to the garden and basement - 18.37m<sup>2</sup>.

Sitting room with door to passageway with separate entrance leading to studio flat- 20.62m<sup>2</sup>.

1st floor:

Bedroom with fireplace (currently closed) - 26.55m<sup>2</sup>. Ensuite shower room with shower, hand basin and WC.

Shower room with hand basin, WC and shower.

Bedroom - 18.59m<sup>2</sup>.

Bedroom - 11.01m<sup>2</sup>.

2nd floor:

Bedroom with 2 built-in wardrobes - 23.43m<sup>2</sup> at floor level.

Shower room with shower, hand basin and WC.

Bedroom - 20.12m<sup>2</sup> at floor level.

Studio flat reached by entrance from door in sitting room:

Living/bedroom area with kitchen sink unit, stairs leading to basement and fireplace (currently closed) - 57.71m<sup>2</sup>.

Shower room with shower, hand basin and WC.

Basement:

Storage area housing boiler - 31.51m<sup>2</sup>.

Workshop area - 20.11m<sup>2</sup>.

Room perfect for use as a study or another bedroom - 10.82m<sup>2</sup>.