

A country property situated a few minutes from the town, offering a great investment opportunity.



INFORMATION

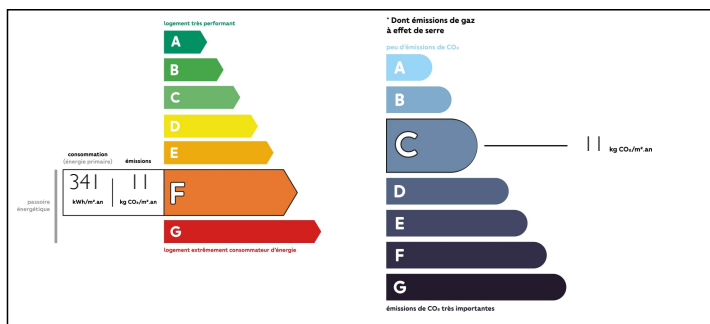
Town:	Châteauneuf-du-Faou
Department:	Finistère
Bed:	1
Bath:	1
Floor:	42 m2
Plot Size:	118 m2

IN BRIEF

Ideally situated in the countryside, yet being only 5 minutes from the town centre, this property offers an ideal investment opportunity. Currently rented out, the rental agreement expires in June 2026, after which date, the property could either be rented again or used as private accommodation. On the ground floor is found a cosy sitting room with large inglenook fireplace and corner kitchen. The current owner is planning on installing a wood burner within the fireplace. Also on this floor, there is a shower room, which as well as the handbasin, WC and shower cubicle, also provides plenty of space for a washing machine. Upstairs there is a double bedroom and a mezzanine area, which could be used as a dressing or sleeping area or an office. Attached to the main part of the house is a useful outbuilding, which has a water and electrical supply, thereby making it a perfect...

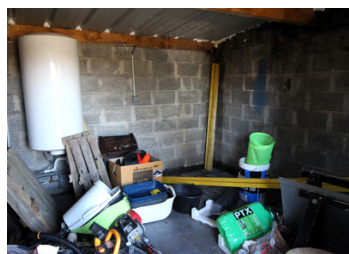


ENERGY - DPE



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.



DESCRIPTION

Property description (all measurements are approximate):

Ground floor:

Kitchen/sitting room - 32.42m².

Shower room - 6.23m².

Upstairs:

Bedroom - 12.34m² (at floor level).

Mezzanine area - 13.94m² (at floor level).

Attached outbuilding, housing hot water tank - 13.03m².

The roof has recently been refurbished with a new steel roof.

LOCAL TAXES

Taxe foncière: 200 EUR

Distances (all approximate):

Centre of Châteauneuf du Faou - 2,3kms.

Carhaix-Plouguer - 27kms.

Roscoff ferry port - 75kms.

Brest airport - 66.4kms.

Beach at Plonévez-Porzay - 44kms.

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

NOTES