

Charming 5-bedroom townhouse in a vibrant and sought-after town, 5 minutes to beach. Great business potential

EXCLUSIVE

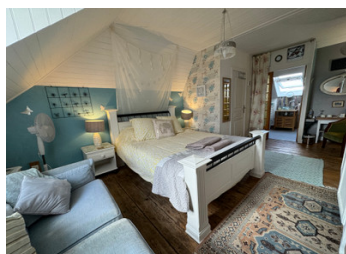


## INFORMATION

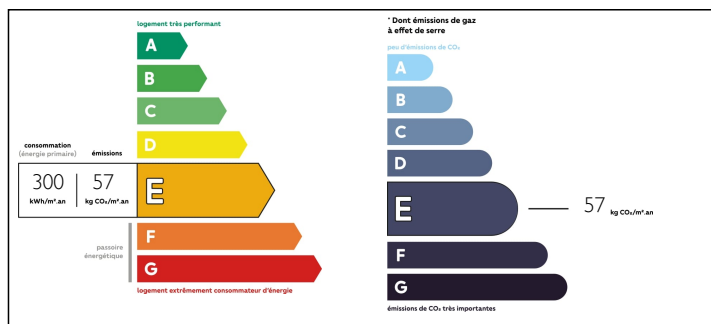
|             |            |
|-------------|------------|
| Town:       | Plomodiern |
| Department: | Finistère  |
| Bed:        | 5          |
| Bath:       | 5          |
| Floor:      | 255 m2     |
| Plot Size:  | 786 m2     |

## IN BRIEF

Discover this charming 5-bedroom townhouse just a brief 5-minute drive from the beach in a vibrant and sought-after town. The spacious kitchen, bright rooms, secluded garden, play spaces and umpteen bathrooms make this an imposing family home. Also perfectly suited for a bed & breakfast venture, this property offers an ideal location for guests seeking seaside serenity and local charm.



## 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

Generously sized and bright rooms, each bedroom featuring ensuite facilities for added convenience. 2 main bedrooms include adjoining sitting room to create a generous sized private suite. Enjoy a charming walled garden complemented by adjacent outbuildings, comprising a sizeable attic space, stone built storage/workshop area, and a 40m<sup>2</sup> games room/recreational space, all with water and electricity.

Recently renovated historic building ideally located to explore the beauty of Finistere.

St Nic beach 5km

Menez Hom (Highest point in Brittany) 5km

It is 28 km from Departmental Breton Museum,

Le Palais des Evêques de Quimper is 28 km,

Cornouaille Theatre is 29 km away.

Quimper Train Station is 29 km.

## LOCAL TAXES

Taxe foncière: **900 EUR**

Imposing town house comprising on ground floor, entrance hall, 2 reception rooms, kitchen/diner and WC. On the first floor, 4 rooms, 2 shower rooms, 1 bathroom. On the Second floor, 3 rooms, 2 bathrooms, 1 shower room. Attached outbuilding and garage. Garden.

Ground floor - 78m<sup>2</sup>

Kitchen - 8.1m x 3.7m = 30m<sup>2</sup>

Entrance - 4m x 2m = 8m<sup>2</sup>

Corridor - (2m x 1.3m) + (3.4m x 1m) + (1.6m x 1.2m) = 2.6m<sup>2</sup> + 3.4m<sup>2</sup> + 1.9m<sup>2</sup> = 7.9m<sup>2</sup>

W.C. - 1.4m x 1m = 1.4m<sup>2</sup>

Living room 1 - 3.8m x 4m = 15.2m<sup>2</sup>

Living room 2 - 3.8m x 4m = 15.2m<sup>2</sup>

1st floor - 63m<sup>2</sup>

Landing 2.5m x 2m = 5m<sup>2</sup>

Bedroom 1 - 3.7m x 3.9m = 14.4m<sup>2</sup>

with adjoining sitting room 3.8m x 3.7m = 14m<sup>2</sup>

Bathroom - 2m x 3m = 6m<sup>2</sup>

Bedroom 2 - (3.7m x 2.8m) + (1.3m x 1.3m)...

## NOTES