

OFFER ACCEPTED! 2 bedroomed house to renovate. Once renovated it will be a great lock up and leave or permanent residence.



## INFORMATION

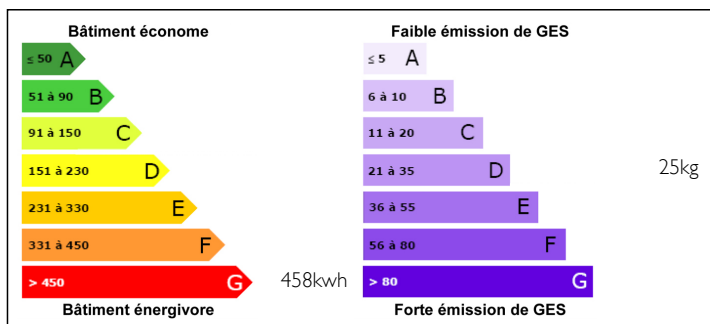
Town:	LEUHAN
Department:	Finistere
Bed:	2
Bath:	1
Floor:	56 m2
Plot Size:	144 m2



## IN BRIEF

This is a great opportunity to get on to the housing ladder here in Brittany and once complete it will provide generous, light and airy accommodation. Work will be needed to the roof, and also the ground floor will need to be replaced, but the rest can be done as and when. Lovely high ceilings and a great open plan living area with a lovely cosy wood-burner in the lounge area, a dining area and a corner kitchen. Downstairs WC and then upstairs there is a landing, compact shower room with WC and 2 double bedrooms. The bedrooms also have the benefit of double glazing. There is enough space outside at the rear to put a table and chairs/sun loungers and to the front to create parking. The septic tank does not conform.

## 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

Porch

Hall

WC

L- shaped main room comprising:

Kitchen 4.3 m<sup>2</sup>

Dining room 11,4 m<sup>2</sup>

Living room with wood-burner 12,6 m<sup>2</sup>

On the first floor

2 Bedrooms 10,4 m<sup>2</sup>, 9,2 m<sup>2</sup>

Shower room with WC

Garden in front of the house and terrace at the back.

The property will need a new roof and will also need the ground floor replacing in addition to the septic tank and the windows on the ground floor as these are single glazed.

## LOCAL TAXES

Taxe foncière: 277 EUR

Taxe habitation: 303 EUR

## NOTES