

Situated in a tranquil location, this well-presented, 3-bedroom property with 1-bedroom gite, large workshops, games room and land offers flexible accommodation and income potential.



INFORMATION

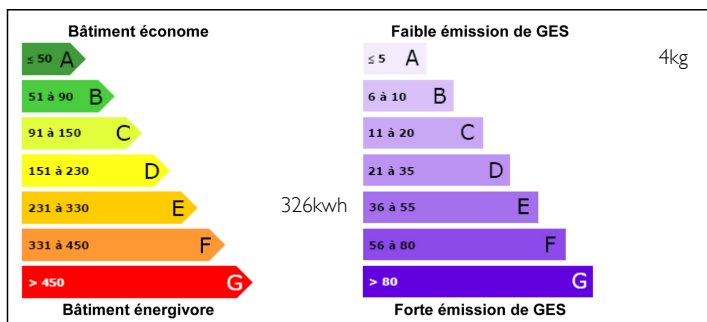
Town:	SPEZET
Department:	Finistere
Bed:	4
Bath:	3
Floor:	164 m2
Plot Size:	10283 m2



IN BRIEF

This property has so much to offer! The main house, which has been sympathetically restored in keeping with the age of the property, is incredibly spacious and has the advantage of a large, converted attic, which is currently used as a general living area but could easily be made into another bedroom. The layout of the house lends itself to be divided into 2 separate dwellings very easily, thus providing further income potential in the form of another 1-bedroom gîte. Outside there is already a lovely 1- bedroom gîte offering very pretty accommodation, together with a spacious games room and another building which houses 2 large workshops. Above the workshops is a large attic area, accessed by an external staircase, which is asking to be converted into an apartment for further holiday accommodation or, if the workshops are included, another gîte. A wood store, pretty gardens, and land complete the...

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

Main house :

Ground floor :

Kitchen/dining room: 25.14m²

Dining room: 20.04m²

Lounge: 45.25m²

First floor:

Bedroom 1: 22.28m²

Bedroom 2: 9.64m²

Bathroom.

Accessed by separate staircase from the kitchen area:

Bedroom and dressing room: 23.07m²

Bathroom.

Second floor:

Converted attic space

Outside:

Games room: 25.52m²

Gîte:

First floor consisting of open plan kitchen, living and dining areas: 35.55m²

Second floor: Bedroom and bathroom.

Workshop 1: 48.33m²

Workshop 2: 18.35m²

Wood store: 9.83m²

Distances:

Brest airport: 73kms

Roscoff ferry port: 78kms

Beach at Plonévez-Porzay: 47kms

LOCAL TAXES

Taxe foncière:

802 EUR

NOTES