

An immaculate 3-bedroomed house, surrounded by award winning gardens, situated in a rural idyll of peaceful countryside.



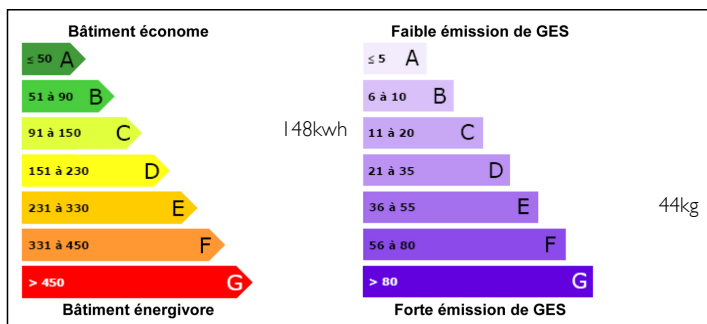
## INFORMATION

Town:	EDERN
Department:	Finistere
Bed:	3
Bath:	1
Floor:	134 m2
Plot Size:	3035 m2

## IN BRIEF

This light and spacious house is perfectly situated to benefit from the peace and quiet of the countryside, whilst the lovely market towns of Châteauneuf du Faou and Quimper are both about 15 minutes away, with Edern only 5 minutes away for all your daily requirements. The house has been extended and beautifully upgraded to provide spacious living accommodation, which includes a downstairs bedroom and bathroom..... always useful for those less able to manage the stairs. Award winning gardens surround the property and with far reaching views of the countryside just the other side of the hedge, the property really is situated in a rural idyll. Within the grounds of the property, there is also a second garage and large workshop as well as an extremely useful woodstore. A productive potager and polytunnel complete the picture of life in rural France at its absolute best!

## 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 details (all measurements are approximate):

Ground floor:

Open plan kitchen/dining room/sitting room: 37.87m<sup>2</sup>

Open plan study/games room: 28.14m<sup>2</sup>

Bedroom: 9.36m<sup>2</sup>

WC

Bathroom: 7.39m<sup>2</sup>

Laundry: 6.91m<sup>2</sup>

Garage: 25m<sup>2</sup>

1st floor:

Bedroom: 13.24m<sup>2</sup>

Bedroom: 14.31m<sup>2</sup>

Mezzanine area: 8.53m<sup>2</sup>

WC

Outside:

Garage and workshop: 45m<sup>2</sup>

Shed for wood storage

Distances (all are approximate):

Châteauneuf du Faou: 18kms

Quimper: 23kms

Edern: 5kms

Brest airport: 62kms

Roscoff ferry port: 85kms

Beach at Plonévez-Porzay: 29kms

## LOCAL TAXES

Taxe foncière: **700 EUR**

## NOTES