

A pretty 2-bedroomed cottage situated in a peaceful location on a quiet, country lane.



INFORMATION

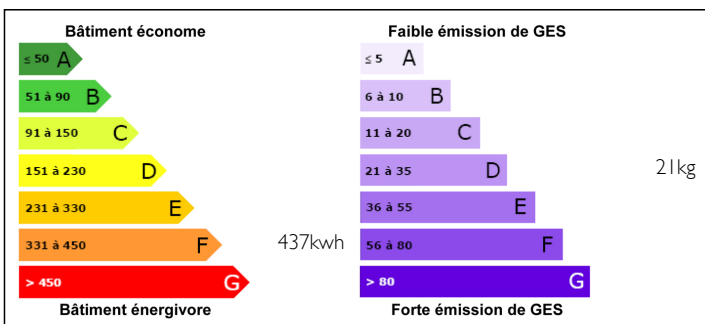
Town:	Laz
Department:	Finistère
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	821 m2



IN BRIEF

This pretty 2-bedroomed cottage would make an ideal lock and leave holiday home or permanent home and is ready to move into. The property boasts a large lean-to, stone-built storage shed, which potentially could be converted into further accommodation or a gîte, once the correct permissions are obtained. Ideally situated in the midst of the Breton countryside, yet being only a few minutes from the village of Laz, with its weekly market, and less than 10 minutes away from the lively town of Châteauneuf du Faou, where you will find all major commerce including a Leclerc hypermarket, DIY shops and numerous bars and restaurants, as well as the beautiful Nantes/Brest Canal. The area has much to offer, and this property could be the ideal place from where to make discoveries!

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 sizes are approximate):

Ground floor:

Kitchen area – 9.02m².

Bathroom with shower, toilet, washbasin and plumbing for automatic washing machine – 4.23m².

Sitting room with wood burner – 23.83m².

1st floor:

Bedroom – 14.16m².

Built - in cupboard.

Bedroom – 13.95m².

Outside:

Garage with hot water tank – 36.32m².

Lean-to shed – 40m².

Gardens.

Distances (all approximate):

Laz village centre – 4.6 kms.

Châteauneuf du Faou – 7.6 kms.

Carhaix-Plouguer – 32 kms.

Brest airport – 65 kms.

Roscoff ferry port – 81 kms.

The beach at Plonévez Porzay – 40 kms.

NOTES