

An ideal property for commercial purposes or as 'lock up and leave' holiday accommodation.

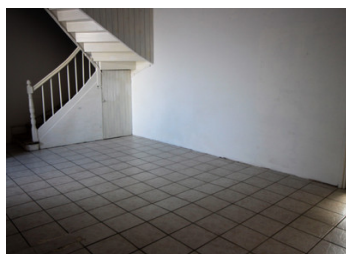


INFORMATION

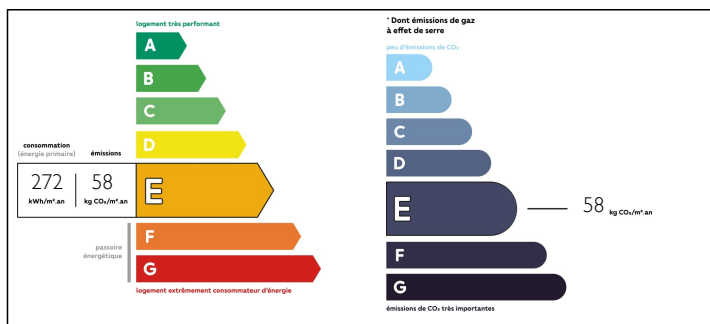
Town:	Châteauneuf-du-Faou
Department:	Finistère
Bed:	1
Bath:	1
Floor:	62 m ²
Plot Size:	60 m ²

IN BRIEF

Centrally situated in the lovely market town of Châteauneuf du Faou, within walking distance of all shops, bars, restaurants etc, whilst also being a short distance from the beautiful Nantes/Brest canal. The house was previously organised as a shop on the ground floor and, as such, benefits from this large room, which would make a great kitchen/dining area if the building was used as private house. However, as the room currently boasts a corner sink and has adjoining toilet facilities, it would also make an ideal space for a workshop or treatment room. Whilst organised as a shop, the owner's accommodation was found on the first and second floors and consisted of a kitchen/dining room/ sitting room, shower room and bedroom. With the option of converting the ground floor and incorporating it back into the living accommodation, this would make an ideal holiday or permanent home.

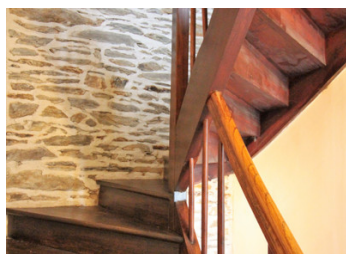


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 500 EUR

NOTES

DESCRIPTION

Property details (all measurements are approximate):

Ground floor:

Former shop space with sink – 24.07m².

WC with hand basin.

1st Floor:

Shower room with hand basin and WC.

Kitchen/dining room/sitting room – 20.19m².

2nd floor:

Landing.

Bedroom – 17.92m².

Outside:

Covered area housing plumbing for automatic washing machine – 5.37m².

Courtyard with wood store – 16.22m².

Distances (all approximate):

Carhaix-Plouguer – 26kms.

Brest airport – 64kms.

Roscoff ferry port – 74.4kms.

Beach at Plonevez Porzay – 43.5kms.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>