

A spacious 2-bedroomed cottage with good-sized garden, useful garden shed/workshop and garage.



INFORMATION

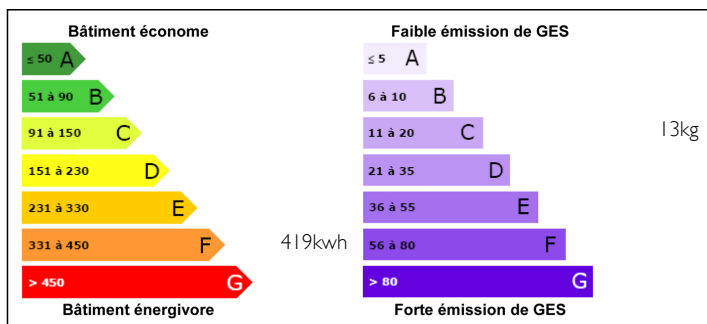
Town:	Lennon
Department:	Finistère
Bed:	2
Bath:	1
Floor:	61 m2
Plot Size:	690 m2



IN BRIEF

Situated in a small hamlet just outside Lennon, this pretty cottage would make a great holiday or permanent home. The accommodation provides a spacious lounge/dining area downstairs together with a fitted kitchen, whilst upstairs are found 2 double bedrooms. Outside there is a good-sized but manageable garden - complete with well - and a useful outbuilding, which benefits from an electricity supply and therefore would make a great workshop. There is also a garage with a useful storage area attached. The lovely towns of Pleyben and Châteaulin with their weekly produce markets, shops, hypermarkets, bars and restaurants are both less than 15 minutes away, whilst Brittany's very own Mont St. Michel is less than half an hour away in the Armorique National Park. Here you will also find the beautiful Lac St. Michel, which is great for water sports. With the stunning Atlantic coastline a little over half an hour...

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

Description (all measurements are approximate):

Ground floor:

Lean-to at back of house – 3.64m².

Bathroom with bath and hand basin.

Separate WC.

Kitchen with appliances – 7.70m².

Lounge/diner with wood burner – 31.59m².

Upstairs:

Bedroom with small, covered wardrobe area – 11.26m².

Bedroom with small, covered wardrobe area – 9.50m².

Small, covered storage area on landing.

Outside:

Workshop/shed – 19.91m².

Garage – 15.08m².

Storage area attached to garage – 11.93m².

Distances (all approximate):

Lennon – 2.2kms.

Châteaulin – 17kms.

Pleyben – 6.5kms.

Huelgoat – 22kms.

Brest airport – 60kms.

Roscoff ferry port – 76kms.

Beach at Plonévez Porzay – 36.4kms.

LOCAL TAXES

Taxe foncière:

223 EUR

NOTES