

Traditional breton stone house, isolated and featuring large rooms.



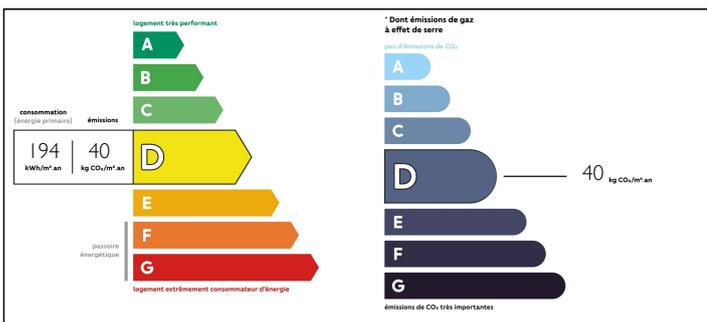
INFORMATION

Town:	Plouvorn
Department:	Finistère
Bed:	3
Bath:	3
Floor:	162 m2
Plot Size:	1730 m2

IN BRIEF

Typical Breton stone cottage recently renovated with a stone outbuilding and a garden. Three large bedrooms, three bathrooms. Lovely views on the surrounding countryside. 18 kms to Roscoff ferry terminal. 15 minutes to the beach. 2 kms to the shops.

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

The main house:

Ground floor:

- Entrance that leads to the living room, the first floor bedrooms and a toilet.
- Bedroom N° 1 (18m²) with en suite shower room (4m²)
- Large living/dining room of 44m² which opens onto the garden
- Modern fitted and equipped kitchen (13m²)
- Laundry/boiler room (18m²) with oil fired boiler

On the first floor:

- Bedroom N°2 (17 m²)
- Bedroom N°3 with en suite shower room (5m²)
- A separate bathroom (7m²).

Wood-aluminium frames

Septic tank conformity check ongoing (it will need upgrading)

Outbuilding of 45m².

Land of 1730m².

Brest airport : 40 kms

Roscoff ferry terminal 18 kms

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **727 EUR**

Taxe habitation: **1027 EUR**

NOTES