

A beautiful stone house with income potential, within walking distance of the Nantes to Brest Canal.



INFORMATION

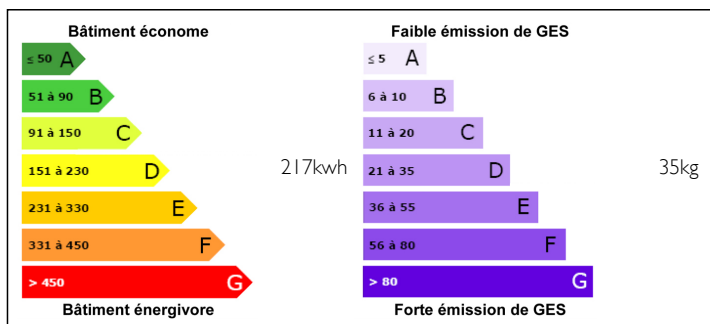
Town:	Saint-Goazec
Department:	Finistère
Bed:	5
Bath:	5
Floor:	210 m2
Plot Size:	3135 m2

IN BRIEF

This beautiful, character house, thought to be a former baronial tithe barn, has been lovingly restored by the current owners using local artisans and local materials. Benefiting from 4 good-sized bedrooms - with the possibility of a fifth bedroom in the mezzanine area on the second floor - and 5 bathrooms, two of which are en-suite, the house would provide spacious accommodation as a family home. However, one end can easily become an independent annex with its own entrance, thus providing income potential through holiday accommodation rentals. Being situated on a no-through road, which leads directly to the Nantes-Brest Canal, and being not overlooked, the house, its gardens and orchard are in a perfect location to relax and enjoy the beautiful Breton countryside.



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: 778 EUR

NOTES

DESCRIPTION

Ground floor:

Sitting room/dining room/kitchen – 60.85m².

Shower room.

Boiler room.

Door through to:

Annex kitchen/sitting room – 29.13m².

First floor:

Bedroom – 18.04m².

Bedroom – 13.39m² with en-suite shower room.

Bedroom – 12.90m² with en-suite shower room.

Bathroom with bath – 6.82m².

WC.

Door through to annex:

Bedroom – 20.52m².

Bathroom with bath – 4.99m².

2nd floor:

Mezzanine/5th bedroom – 21.77m².

Distances (all are approximate):

St. Goazec – 2kms.

Châteauneuf du Faou – 7kms.

Carhaix-Plouguer – 26kms.

Brest airport – 71kms.

Roscoff ferry port – 82kms.

Beach at Plonévez-Porzay – 47kms.

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