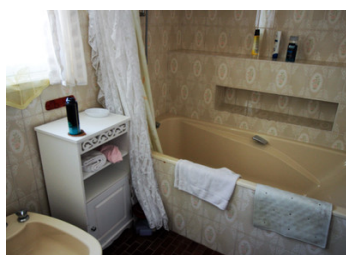
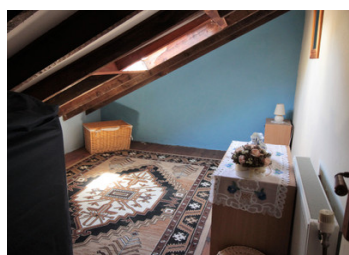


A 2 bedroom village property with good-sized garden.



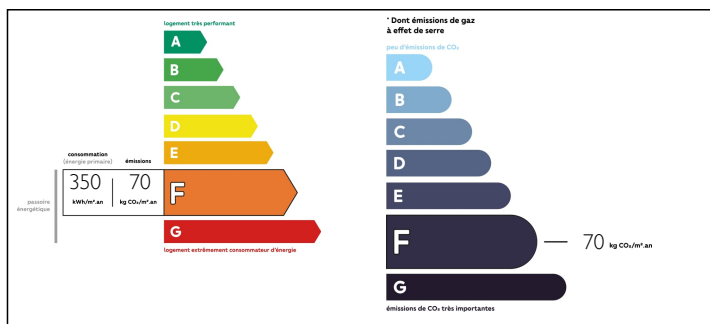
INFORMATION

Town:	Laz
Department:	Finistère
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	528 m2

IN BRIEF

This property would make a great permanent or holiday home. Situated within walking distance of the centre of the pretty village of Laz, with its weekly market and great restaurant, the property boasts 2 good sized, double bedrooms as well as a large kitchen/dining room and cosy sitting room with wood burner. There is also a small converted attic space, which could be used as a child's bedroom or office, whilst the full attic space is asking to be converted into a further bedroom or 2. The roof covering the rear of the property was replaced in 2020 and at this time the remaining half of the roof was checked for faults by the roofer and was found to be in good condition. As well as the pretty village of Laz, the property finds itself a approximately 5 minutes away from the beautiful Nantes/Brest Canal and about 10 minutes away...

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: 276 EUR

NOTES

DESCRIPTION

Property description (all measurements are approximate):

Ground floor:

Entrance hall.

Kitchen/dining room with cupboard under the stairs - 18.14m².

Sitting room with wood burner - 13.37m².

Small veranda - 3.27m².

Bathroom with bath, hand basin and bidet - 5.19m².

Separate WC.

Utility room with hot water tank - approximately 5m² but triangular in shape.

1st floor:

Bedroom with built-in clothes rail and shelves and chimney (currently closed but could be reopened) - 13.80m².

Bedroom with built-in cupboards - 18.05m².

Small room with WC and hand basin.

Converted attic space - 11.70m² at floor level; 3.22m² habitable space.

Outside:

Small lean-to shed housing oil tank.

Small shed housing boiler.

Lean to store to left of the house - 11.44m².

Distances (all approximate):

Châteauneuf du Faou - 8.6kms.

Carhaix-Plouguer - 30kms.

Beach at Plonevez-Porzay - 37.2kms.

Brest airport - 74kms.

Roscoff ferry port - 82kms.

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