

A beautiful stone longère in an idyllic location.



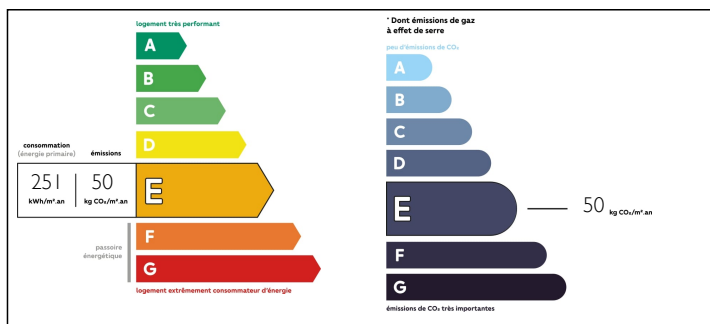
INFORMATION

Town:	Brasparts
Department:	Finistère
Bed:	2
Bath:	1
Floor:	82.3 m2
Plot Size:	1318 m2

IN BRIEF

This lovely stone longère would make an ideal permanent or holiday home. Situated at the end of a country lane, it is perfect for those looking for a home in a peaceful location, surrounded by beautiful countryside whilst still having a village close by for your daily amenities. The property offers spacious accommodation. On the ground floor is found a large sitting room/dining room, together with a double bedroom and child's bedroom/study. The shower room is also situated on this floor, thereby making it an ideal property for those less able to manage the stairs. Upstairs there is another large double bedroom and a good sized mezzanine area. Outside, the property is surrounded by pretty gardens, complete with a pond, all of which look over countryside. There is a useful lean to shelter at the back of the property - perfect for storing wood and garden equipment. With the...

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: 313 EUR

NOTES

DESCRIPTION

Property description (all measurements are approximate):

Ground floor:

Bedroom - 13.76m².

Study/child's bedroom - 7.73m².

Sitting room/dining room with grand fireplace (currently closed but easily reopened), separate wood burner and main entrance door- 38.84m².

Kitchen with entrance door - 9.61m².

Shower room with hand basin and shower - 5.26m².
Separate WC.

Upstairs:

Bedroom - 14.82m² (at ground level).

Mezzanine area - 16.99m² (at ground level).

Outside:

Storeroom at the side of the kitchen with plumbing for automatic washing machine - 8.85m².

Large lean-to shelter at the back of the house.

Distances (all approximate):

Brasparts village - 3.5kms

Mont Saint-Michel de Brasparts - 41kms

Réservoir Saint Michel - 16km

Pleyben - 12kms

Châteaulin - 22kms

Beach at Plonevez-Porzay - 41kms

Brest airport - 53kms

Roscoff ferry port - 64kms

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