

A village property with good sized garden within walking distance of local amenities.

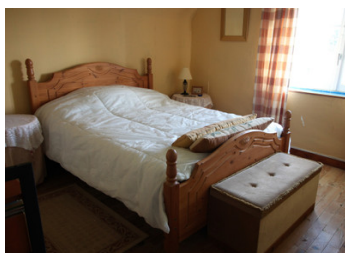


INFORMATION

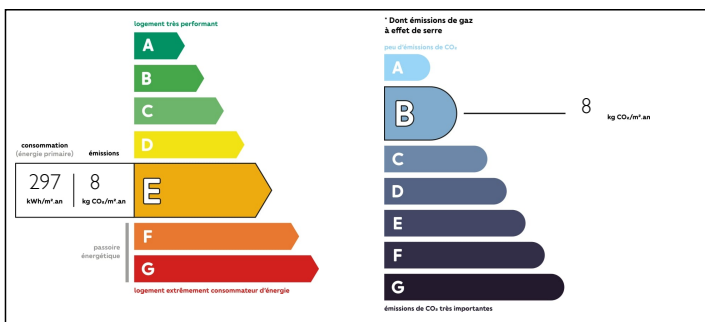
Town:	Plonévez-du-Faou
Department:	Finistère
Bed:	3
Bath:	2
Floor:	94 m2
Plot Size:	925 m2

IN BRIEF

This good sized village property would make an ideal family or holiday home. The bedroom and bathroom on the ground floor make it perfect for those less able to manage the stairs, whilst upstairs can be found a further 2 double bedrooms and another bathroom. The property is in need of some refreshment but a recently installed pellet burning boiler and a pellet burner in the sitting room ensure that the house is always cosy. A new hot water tank provides piping hot water during the summer months. The property has also recently benefitted from a complete rewire. Outside can be found a lovely, south facing garden, at the bottom of which is a large former outbuilding. Whilst this is in need of renovation, it would make an ideal workshop or office space for someone who wished to work from home. The village offers daily amenities. With the stunning Atlantic...



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: 588 EUR

NOTES

DESCRIPTION

Property description (all measurements are approximate):

Ground floor:

Sitting room with pellet burner and double doors onto a balcony - 15.23m².

Fitted kitchen with built-in oven and hob - 10.41m².

Dining room - 11.64m².

Bedroom - 14.32m².

Bathroom with bath, hand basin, bidet - 6.54m² maximum,

Separate WC.

Upstairs:

Bedroom with built-in cupboards and door to a storage area under the eaves - 13.02m².

Bathroom with hip bath, hand basin and WC and door to further storage area - 4.53m².

Bedroom with built-in cupboards and door to storage area under the eaves - 12.96m².

Basement:

Garage - 33.75m².

Store room/boiler room with door to rear garden - 31.98m².

Distances (all approximate):

Chateauneuf du Faou - 8.1kms.

Carhaix-Plouguer - 23.2kms.

Roscoff ferry port - 67.2kms.

Brest airport - 69.9kms.

Beach at Plonevez-Porzay - 47.6kms.

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