

A pretty cottage with garden situated within walking distance of local amenities.



## INFORMATION

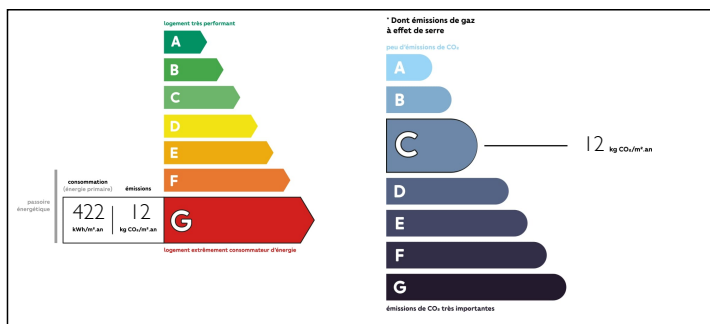
Town:	Plonévez-du-Faou
Department:	Finistère
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	264 m2

## IN BRIEF

This deceptively spacious, pretty cottage would make an ideal permanent home or 'lock up and leave' holiday home. Situated within walking distance of the main square of the village, which provides all daily amenities, the property offers good sized accommodation, including a bedroom and shower room on the ground floor - perfect for those less able to manage the stairs. Also on the ground floor can be found a large sitting room with wood burner and a light and airy kitchen/dining room with a door leading to the pretty back garden. 2 further large bedrooms and a useful built-in storage cupboard can be found upstairs. Whilst daily amenities are close by - including a popular pizzeria/restaurant - larger commerce, such as hypermarkets, garden centres and do it yourself shops, can be found in Châteauneuf du Faou, which is approximately 10 minutes away by car. Here you can also enjoy...



## 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

Property details (all measurements are approximate):

Sitting room with wood burner and electric heater - 24.73m<sup>2</sup>.

Bedroom with fireplace (currently blocked off) and electric heater - 14.04m<sup>2</sup>.

Dining room/kitchen with electric oven and hob and space for fridge - 20.44m<sup>2</sup>.

Shower room with shower, WC, hand basin and hot water tank - 8.74m<sup>2</sup>.

1st floor:

Bedroom - 14.59m<sup>2</sup>.

Bedroom - 20.20m<sup>2</sup>.

Built in cupboard on landing.

Distances (all are approximate):

Châteauneuf du Faou - 8.1kms.

Carhaix-Plouguer - 24.2kms.

Huelgoat - 16.7kms.

Brest airport - 70.1kms.

Roscoff ferry port - 65.9kms.

Beach at Plonévez-Porzay - 47.6kms.

## NOTES

-----

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