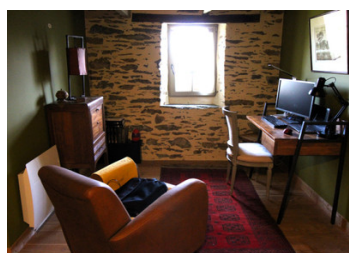


A pretty, recently renovated house with outbuildings and land.



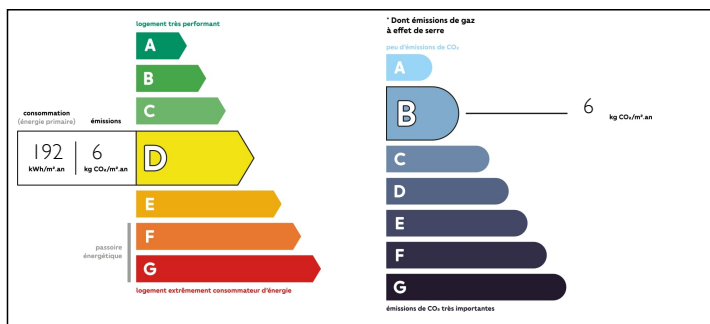
INFORMATION

| | |
|-------------|-----------|
| Town: | Locmélar |
| Department: | Finistère |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 100 m2 |
| Plot Size: | 12479 m2 |

IN BRIEF

This pretty, traditional property has recently been renovated to a high standard. On the ground floor can be found a large fitted and equipped kitchen/dining room/ sitting room with a wood burner. A door from the kitchen area leads to a laundry area, whilst another door leads to a beautifully appointed shower room. Upstairs there are 2 double bedrooms and a mezzanine area, which is currently used as an office. Whilst this area is open plan with the landing, it would be possible to close this area to make a third bedroom. Another bathroom completes the accommodation. As well as a good sized garden in front of the house, the land provides perfect grazing for animals or a great environment for permaculture. The former stable block, which is divided into 3 areas, would make ideal workshops,; shelters for animals or storage space, whilst the 2nd, independent outbuilding has potential...

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):

Ground floor:

Open plan kitchen/dining room/sitting room - 43m². The fitted kitchen is equipped with an electric oven and hob and a dishwasher. As well as the electric radiator, a wood burner keeps the room cosy.

Laundry with plumbing for automatic washing machine.

Shower room with shower, hand basin and WC.

Upstairs:

Bedroom with fireplace, built-in cupboard and electric radiator - 11.96m²

Bedroom with built-in cupboard and electric radiator - 13.95m²

Mezzanine area, currently used as an office/landing - 16m².

Bathroom with bath and hand basin

Separate WC.

Loft space housing electric hot water tank - 50m².

Outside:

Former stables:

1st area - 40.85m².

2nd area - 15.02m².

3rd area - 31.76m².

2nd outbuilding - 40m².

Distances (all approximate):

Locmélar village - 1.9kms.

Landivisiau - 6.3kms.

Morlaix - 26.7kms.

Brest - 43.3kms.

LOCAL TAXES

Taxe foncière: 550 EUR

NOTES