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Ref: A20485JRD29 Price: 135 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (125 000 EUR without fees)

Charming Stone Country House with Nearly 7,000 m of Land and Woodland, Just 20 Minutes from the Beaches















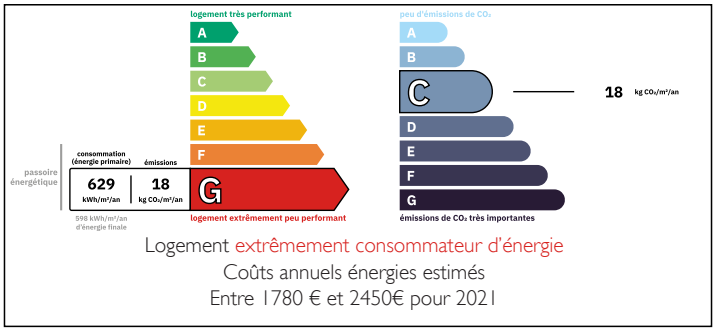
INFORMATION

Town:	Botsorhel
Department:	Finistère
Bed:	3
Bath:	3
Floor:	90 m2
Plot Size:	6821 m2

IN BRIEF

Situated in a peaceful hamlet in Botsorhel, just 20 minutes from the beaches and 5 minutes from Guerlesquin, this charming 90 m² stone house enjoys a private countryside setting with no overlooking neighbours. The south-east-facing property features a spacious 40 m² living room with stone fireplace and wood-burning stove, a separate kitchen with garden access, two bedrooms including a ground-floor bedroom with en-suite shower room, an office or small third bedroom, and a second shower room upstairs. Set within nearly 7,000 m² of land, including approximately 6,000 m² of woodland, the property also benefits from a terrace, gardens, a garden shed and a stone ruin with renovation potential. Compliant septic system, insulated roof, wood and electric heating. Some improvements required, including electrical updating and single-glazed windows. Energy rating G. Ideal as a permanent home or peaceful Breton holiday...

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1780 € et 2450€ pour 2021

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.

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NOTES

DESCRIPTION

Set in a peaceful rural hamlet in the commune of Botsorhel, Finistère, this charming traditional stone house offers approximately 90 m² of living space in a beautiful countryside setting, just 20 minutes from the beaches and only 5 minutes from Guerlesquin, with its shops, schools and everyday amenities.

Enjoying a south-easterly aspect and no overlooking neighbours, the property sits within nearly 7,000 m² of land, including approximately 6,000 m² of woodland.

An ideal opportunity for anyone dreaming of a permanent home, holiday retreat or peaceful escape surrounded by nature, whilst remaining within easy reach of the stunning Breton coastline.

Ground floor:

The heart of the home is a welcoming living room of approximately 40 m², full of traditional character and featuring a beautiful stone fireplace with wood-burning stove, creating a warm and inviting atmosphere.

A separate kitchen provides direct access to the rear garden.

The ground floor also includes a bedroom with its own en-suite shower room and WC, offering the convenience of single-level living.

First floor:

A landing and hallway lead to a spacious bedroom, a separate office which could also serve as a small child's bedroom, and a second shower room with WC.

Gardens, land and outbuildings:

One of the property's main attractions is its generous plot of almost 7,000 m², including