LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A25685SEB29 Price: 229 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (215 000 EUR without fees)

Contemporary 3-bedroom detached residence with outbuildings. Bright and airy, with generous enclosed garden.







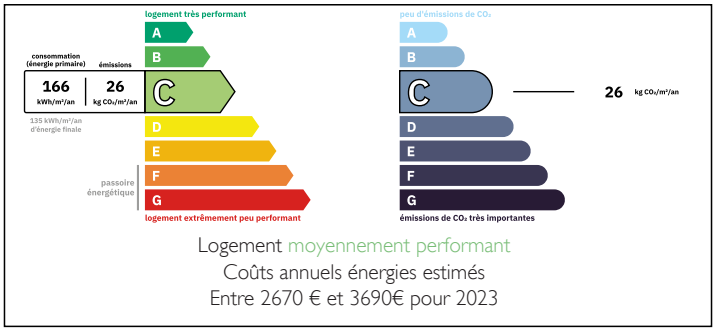








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2670 € et 3690€ pour 2023

INFORMATION

Town:	**Landeleau**
Department:	**Finistère**
Bed:	**4**
Bath:	**2**
Floor:	**163 m2**
Plot Size:	**1843 m2**

IN BRIEF

Contemporary 3-bedroom detached residence with outbuildings. Bright and airy, with generous enclosed garden.

Single storey house consists of:
- a spacious entrance,
- equipped kitchen, gas hob, electric oven
- two large, bright and spacious living rooms,
- 3 large bedrooms, one of which has a dressing room and WC
- a 2nd bedroom benefiting from its own shower room and WC
- additional shower room with WC.

Large enclosed garden and courtyard with automated gate.
Numerous workshops and garages, 18m² polytunnel.

10 minutes from Plounévez du Faou
15 minutes from Carhaix,

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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LOCAL TAXES

Taxe foncière:	**648 EUR**

NOTES

DESCRIPTION

Spacious contemporary 3-bedroom detached home, built 2004, with extensive outbuildings, enclosed gardens and excellent potential, situated in a peaceful setting in Brittany.

This bright and airy single-storey residence offers generous living spaces throughout and is ideal as either a comfortable family home or a property for those seeking space for hobbies, workshops or entertaining.

The accommodation comprises:

* a spacious entrance hall,
* a fully equipped kitchen with gas hob and electric oven,
* two large and light-filled reception rooms, including a separate lounge and billiard room perfect for relaxing and socialising,
* three generous bedrooms, one with dressing room and WC,
* second bedroom benefiting from its own shower room and WC,
* an additional shower room with WC.

An attic space offers excellent potential for further development, subject to the necessary permissions.

Outside, the property continues to impress with a large enclosed garden and courtyard accessed via an automated gate. Numerous garages and workshops provide exceptional storage and workspace opportunities, while the 18m² polytunnel will appeal to keen gardeners.

A versatile and well-presented property offering comfort, practicality and exciting future possibilities.

Dimensions:

Ground floor - 163m²

Entrance/Corridor - (3.5m x 2.0m) + (1.0m x 0.8m) = 7.8m²

Kitchen - 6.6m x 3.6m = 23.8m²

Pantry - 2.6m x 1.8m = 4.7m²

Bedroom 1 - 3.2m x 3.6m = 11.5m²

Bedroom 2 - 3.6m x 3.7m = 13.3m²

Bedroom 3 - 3.6m x 3.2m = 11.5m²

with dressing room - 1.0m x 1.9m = 1.9m²