LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32000EDA29 Price: 99 500 EUR

agency fees to be paid by the seller

A spacious property in a riverside location with beautiful views.















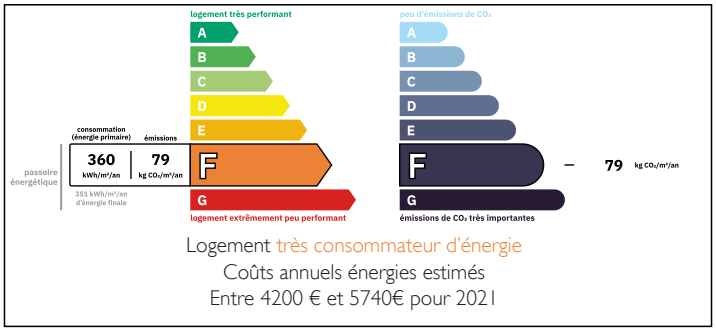
## INFORMATION

| | |
|---|---|
| Town: | Kergloff |
| Department: | Finistère |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 119 m2 |
| Plot Size: | 1947 m2 |

## IN BRIEF

Situated in an idyllic environment, this spacious property would make an ideal family home or holiday home. The property offers flexible accommodation. On the ground floor can be found a large sitting room with French doors leading to an elevated decked area with great views, as well as a good sized dining room, kitchen and bathroom. However, for those less able to manage the stairs, the dining room has potential to become a bedroom, being situated next to the bathroom. Upstairs, there are 2 large, double bedrooms and a child's bedroom, together with a further bathroom.
The basement provides ample space for parking of 2 cars, as well as a boiler room and storage room.
The garden, together with its summer house, is a perfect place for enjoying those long summer days.
This is a property offering great...

## ENERGY - DPE




Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4200 € et 5740€ 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.

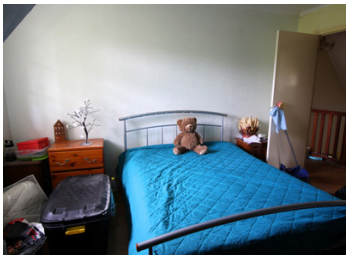
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **842 EUR** |

## NOTES

## DESCRIPTION

Property description (all measurements are approximate):

Ground floor:

Kitchen with fitted cupboards and doors leading to the sitting room and entrance hall - 13.10m2.
Sitting room with wood burner and French doors leading to a raised decked area - 25m2. Surface area of decked area - 22.02m2.
Dining room - 13.4m2.
Bathroom with bath (reached by a step) and handbasin with separate WC. - 7.35m2.

1st floor:

Bedroom with window overlooking garden - 17.6m2.
Bedroom with window overlooking garden - 16.6m2.
Child's bedroom with space for bunk beds - 5m2.
Bathroom with shower, handbasin and WC - 6m2.

Basement:

Garage - 38m2.
Boiler room with recently installed boiler, oil tank and plumbing for automatic washing machine - 14m2.
Storage room - 12.25m2.

Distances (all approximate):

Kergloff village - 5.6kms.
Carhaix-Plouguer- 10.7kms.
Gourin- 22.2kms.
Brest airport - 81.6kms.
Roscoff ferry port - 67.8kms.
Beach at Saint-Michel-en-Grève - 58.3kms.

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Information about risks to which this property is