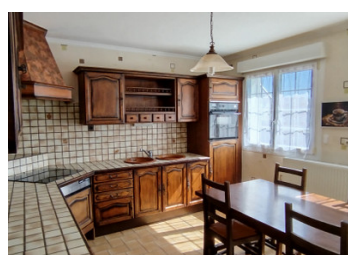


OFFER ACCEPTED 4-bedroom house, including 1 on the ground floor, with a full basement and a 1,338 m garden



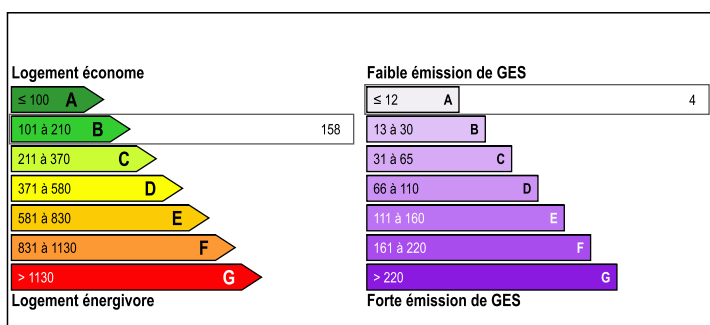
INFORMATION

Town:	Saint-Thégonnec
Department:	Loc-Eguiner Finistère
Bed:	4
Bath:	2
Floor:	122 m2
Plot Size:	1338 m2

IN BRIEF

This 1979 house is ready to welcome a new family, offering the possibility of single-level living with a ground-floor bedroom and a modernized bathroom. Upstairs, you'll find three bedrooms, a bathroom and a laundry room. It features a full size underground basement and a garden ideal for outdoor activities.

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

Access to the house is through a veranda (approximately 17 m²), which opens onto an outdoor terrace to enjoy the morning sun.

The entrance leads to:

A fitted and equipped kitchen with a dining area (14 m²)

A living room featuring a fireplace with an insert (13 m²)

A dining room (14 m²)

A modern bathroom with a toilet (4 m², renovated in 2017)

A bedroom (12 m²)

Stairs leading to the basement.

On the first floor:

A hallway leading to:

A bathroom (7.50 m²)

Three bedrooms, one currently used as an office (13.50 m², 13 m², and 10.50 m²)

A laundry room (7.50 m²)

Separate toilet

The full basement includes:

A garage for two cars

Two additional rooms (with washer/dryer connections and a sink)

An electric door with remote control

Additional features:

Heat pump installed in 2023

Double glazing

Roof cleaned and treated in 2021

All maintenance and improvement work has been carried out by local craftsmen.

Connected to the mains drainage system

Brest airport 39 Kms

Roscoff ferry terminal 34 Kms

Carantec beaches and golf course 20 minutes

Schools, shops and restaurants within 2 Kms

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

LOCAL TAXES

Taxe foncière:

1485 EUR

NOTES