

Charming 3-bedroom home with outbuildings, pool & generous garden in small hamlet.



INFORMATION

Town:	Lan-de-leau
Department:	Finistère
Bed:	3
Bath:	1
Floor:	90 m ²
Plot Size:	1897 m ²

IN BRIEF

Charming 3-bedroom home with outbuildings, pool & generous garden in small hamlet.

Set in a small hamlet just 6 minutes from the N164 and within easy reach of Carhaix (18 mins) and Châteauneuf-du-Faou (14 mins), this well-maintained character property offers spacious living and excellent outdoor features—perfect for enjoying the quiet countryside lifestyle.

Ground Floor:

Welcoming entrance hall

Fully fitted kitchen

Spacious and comfortable living room

Bright veranda ideal for relaxing year-round

Utility/laundry room

Separate WC

First Floor:

Three well-proportioned bedrooms

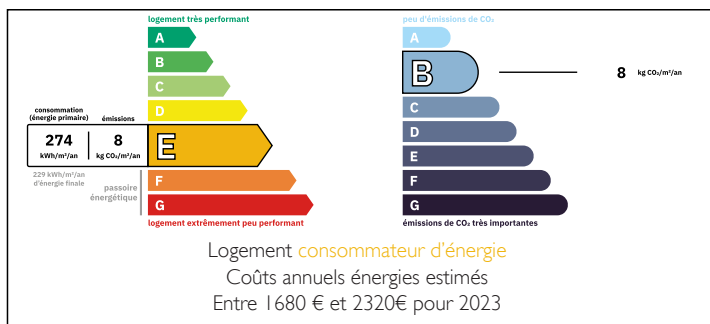
Separate bathroom

Exterior Highlights:

Adjoining outbuildings including a workshop, garage,

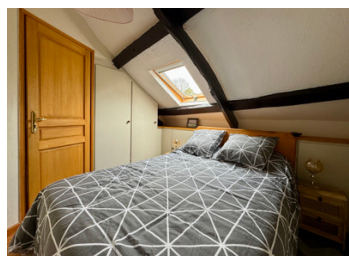


ENERGY - DPE



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

Dimensions...

Ground floor - 66.5m²

Kitchen - $(4 \times 3.6m) = 14.4m^2 + (1.8 \times 1.5m) = 2.7m^2 = 17.1m^2$

Utility room - $1.9 \times 1.3m = 2.5m^2$

W.C. - $0.8 \times 1.5 = 1.2m^2$

Living Room - $(3.9 \times 5.3) + (0.8 \times 2.3) = 20.7m^2 + 1.8m^2 = 22.5m^2$

Hallway - $1.7 \times 2.7 = 4.6m^2$

Veranda - $3.8 \times 4.9 = 18.6m^2$

1st Floor - 23.4m²

Landing - $2.1 \times 1.2 = 2.5m^2$

Bedroom 1 - 2.8×2 (3 floors) = 5.6m²

Bedroom 2 - $(2.3 \times 1.4) + (1.5 \times 1.0) = 3.2m^2 + 1.5m^2 = 4.7m^2$

Bedroom 3 - $(2.5 \times 3) + (1.2 \times 1.2) = 7.5 m^2 + 1.4 m^2 = 8.9 m^2$

Bathroom with toilet - $0.9 \times 1.9 = 1.7 m^2$

Lean-to - $2.6 \times 3.9 = 10.1 m^2$

Workshop - $9.2 \times 4.7 = 43.2 m^2$

Garage - $8.5 \times 3.7 = 31.5 m^2$

Summer house - $2.8 \times 2.8 = 7.8 m^2$

Open barn - $12.8 \times 9 = 115 m^2$

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

NOTES