LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A41977SEB29 Price: 69 500 EUR

agency fees to be paid by the seller

Character 3-Bedroom Breton Village House on Three Levels – Landudal (29510)















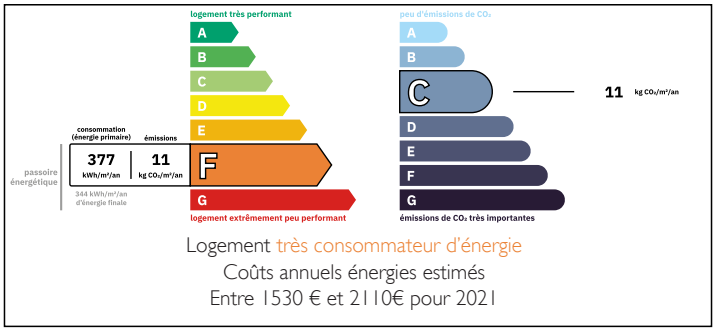
INFORMATION

Town:	Landudal
Department:	Finistère
Bed:	4
Bath:	1
Floor:	91 m2
Plot Size:	0 m2

IN BRIEF

Situated in the heart of the charming village of Landudal, this traditional Breton house offers approximately 91 m² of habitable space arranged over three levels. With three bedrooms, wood-burning stoves, and plenty of character, the property is ideal as a main residence, holiday home, or rental investment. While there is no exterior space or private parking, village amenities and public parking are just a short walk away.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1530 € et 2110€ 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

This attractive village house is located in Landudal (29510), a small and welcoming commune in Finistère, Brittany, known for its peaceful rural atmosphere and proximity to larger towns such as Briec, Quimper, and Châteaulin.

The house is arranged over three levels and offers a total habitable surface of approximately 91m² (to be confirmed by survey).

Ground Floor

The ground floor (approx. 44.4 m²) comprises:

An entrance leading into a séjour/living area of approx. 17.3 m², fitted with a wood-burning insert stove and double-glazed door and window.
A useful cupboard/storage space.
A rear hallway providing access to the kitchen and the back door.
A spacious kitchen of approx. 19.6 m², equipped with a second wood-burning stove (not currently in use), double-glazed windows, and a bottled gas cooker.

First Floor
The first floor offers:
A small landing.
Two generous double bedrooms, one east-facing (approx. 18.1 m²) and one west-facing (approx. 17.8 m²).
A bathroom with WC.

Second Floor
On the top floor you will find:

A mansard-style bedroom with Velux window (approx. 7.2 m² of floor space).

An adjoining grenier/attic space (approx. 7.2 m²),

Landudal is a pleasant rural village with a friendly community, located around: