LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42989EDA29 Price: 916 900 EUR

agency fees included: 6 % TTC to be paid by the buyer (865 000 EUR without fees)

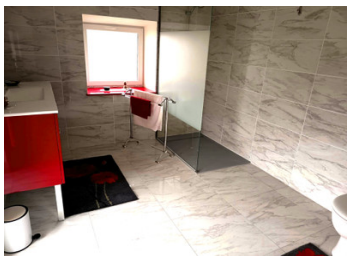
A beautiful property consisting of 2 main houses, a gite, heated swimming pool, outbuildings and land.















INFORMATION

Town:	Scaër
Department:	Finistère
Bed:	5
Bath:	5
Floor:	218 m2
Plot Size:	38490 m2

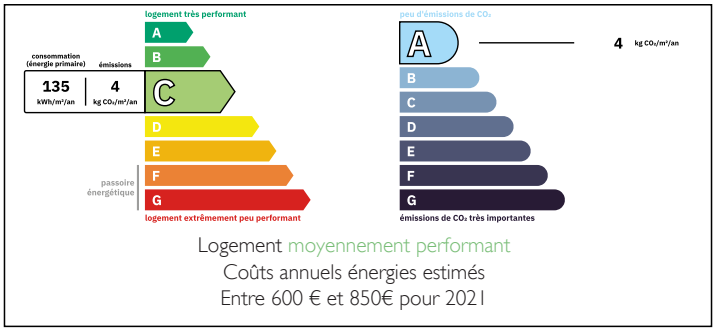
IN BRIEF

Situated in a quiet hamlet, whilst being a few minutes from Scaër and its amenities, this property has much to offer!

The 2 main houses and gîte have been beautifully renovated and, in addition, there is a lovely stone outbuilding, currently used for storage, which is asking to be turned into another gîte, once the correct permissions have been sought. A further stone outbuilding is home to a stunning swimming pool, which is heated by a heat pump - perfect for all year use! The building also benefits from a shower room with the possibility of further accommodation on the first floor.

Outside, well tended gardens lead to beautiful pasture land, which is ideal for horses or other livestock. Stables and a small orchard are directly accessible from the land. A huge open hangar provides a perfect area...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 600 € et 850€ 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

Property description (all measurements are approximate):

House one:

Ground floor:
Fitted kitchen with built-in oven and hob and plumbing for dishwasher/sitting room with wood burner, giving access to the conservatory and stairs to the 1st floor - 49.35m2.
Conservatory - 18.24m2.
Shower room with shower, hand basin and WC, built-in cupboards housing the hot water tank and Linky meter and plumbing for washing machine - 9.25m2.
Upstairs:
Bedroom with built-in cupboards - 16.74m2. Ensuite shower room with shower, handbasin and WC - 7.8m2.
Mezzanine - 15.72m2.
Bedroom - 16.27m2.
Outside:
Attached garage with electricity - 20.67m2.

House two:
Ground floor:
Fitted kitchen with plumbing for dishwasher and built-in oven and hob/sitting room with wood burner, giving access to conservatory and hall - 45.76m2.
Conservatory- 17.82m2.
Hall with stairs to first floor and door to WC - 15.51m2. There is a large storage cupboard under the roof space accessed from the stairs.
Shower room with double handbasins and shower and plumbing for washing machine - 6.18m2.
Upstairs:
Bedroom with built-in cupboards and convection heater -28m2.
Bedroom with built-in cupboards and convection heater - 16.75m2,
Outside:
Attached garage - 20.67m2.