

A 3 bedroomed property in quiet location with attached plot of building land.

EXCLUSIVE



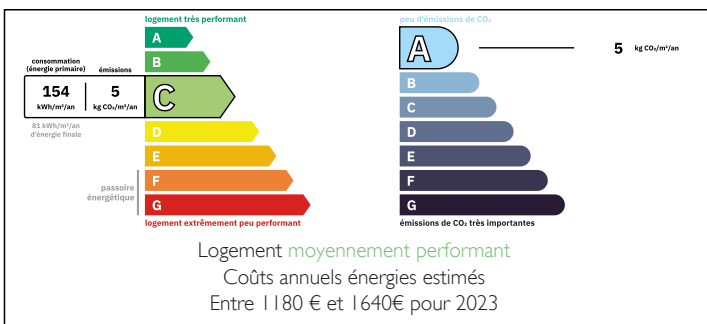
INFORMATION

Town:	Plouyé
Department:	Finistère
Bed:	3
Bath:	1
Floor:	81 m2
Plot Size:	1323 m2

IN BRIEF

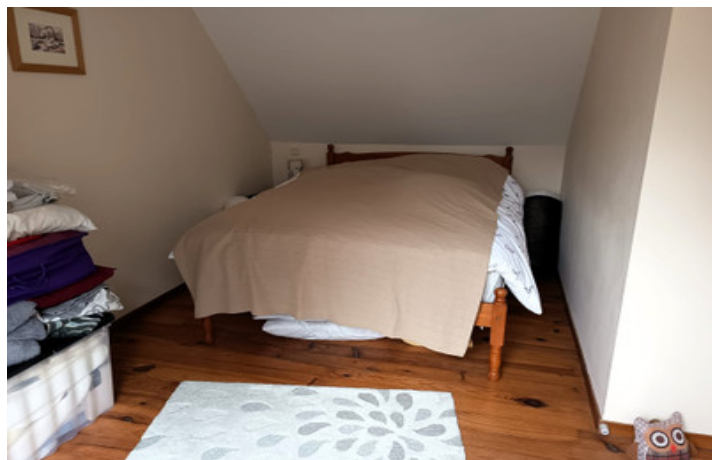
Situated on the edge of a pretty village, this property has a lot to offer! The current house is ready to move into, with no major work being required. This energy efficient property offers, on the ground floor, a good sized and well equipped kitchen, a spacious lounge/dining area and a downstairs bedroom/office, as well as a WC. Upstairs, there are a further 2 bedrooms and a bathroom. Outside, the easy to maintain gardens are bordered on one side by a separate plot of building land. Permission has previously been granted for a house of approximately 90m² to be constructed on the land and whilst this permission has now expired, the land remains within the constructible zone of the village and, therefore, permission should be granted again. Work has already started on this property with the foundations and...

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

Property description (all measurements are approximate):

Ground floor:

Open plan kitchen/dining room/sitting room:
Fitted kitchen area with built in oven and hob, plumbing for a dishwasher and door to back garden and to the bedroom/study - 10.73m².

Lounge/dining room area with French doors to the garden and a cupboard under the stairs housing the hot water tank - 28.03m².

Bedroom/study with built-in cupboard - 11.63m².
WC.

Upstairs:

Bedroom - 14.93m² at floor level.

Bedroom - 16.71m² at floor level and at the narrowest part.

Bathroom with bath, hand basin, WC and plumbing for automatic washing machine - 5.12m² at floor level.

Outside:

2 private parking spaces each for both the current house and the plot of constructible land.

Decked terrace area.

Distances (all approximate):

Huelgoat – 7kms.

Plonévez du Faou – 12kms.

Châteauneuf du Faou – 20.5kms.

Carhaix-Plouguer – 15kms.

Brest airport – 72kms.

Roscoff ferry port – 61.5kms.

Beach at Plonévez Porzay – 56.7kms.

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

NOTES