LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46378EDA29 Price: 296 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (280 000 EUR without fees)

A family sized home with large gardens in an idyllic location.















INFORMATION

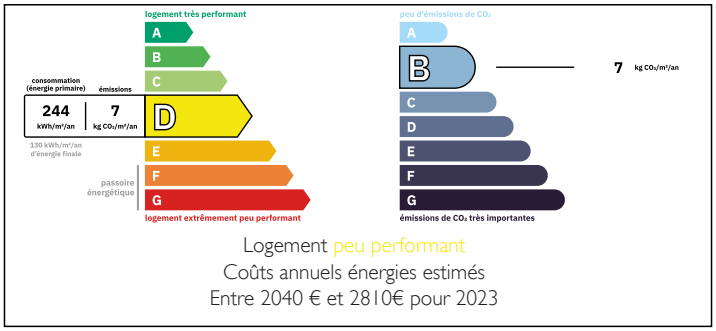
Town:	Landévennec
Department:	Finistère
Bed:	6
Bath:	1
Floor:	120 m2
Plot Size:	2442 m2

IN BRIEF

Situated in a friendly hamlet, within the Crozon Peninsula, this property has much to offer! Its location is idyllic, being a short distance from the Terenez Bridge spanning the beautiful Aulne river and approximately 15 minutes from the stunning beach at Telgruc sur Mer. A family home for many years, the current owners have completed many renovations to this old corps de ferme. The ground floor offers a good sized kitchen and sitting room with the added advantage of a bedroom and bathroom - perfect for those less able to manage the stairs. Upstairs can be found a further 4 bedrooms with another bedroom over the utility area.

Outside, a sunny terrace is the ideal place to enjoy a summer barbecue! The old stables would make an ideal workshop, whilst there is also a garage, a covered parking...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2040 € et 2810€ pour 2023

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):

Ground floor:

Kitchen with built in appliances, entrance door from garden, arch to sitting room and door to entrance hall - 18.50m2.
Sitting room with an insert wood burner, 2 sets of double doors to the terrace, stairs to first floor and arch to bedroom area - 26.82m2.
Bedroom - 11.46m2.
Bathroom with bath, bidet, and handbasin - 5.21m2.
Separate WC.
Door from kitchen to entrance hall with stairs to room above and door to garden - 12.62m2.
Laundry room with hot water tank and plumbing for washing machine - 2.12m2.
Storage room - 2.86m2.

Upstairs:
Bedroom - 15.44m2 (at floor level).
Bedroom - 9.28m2 (at floor level).
Bedroom - 9.30m2 (at floor level).
Bedroom - 14.77m2 (at floor level).
WC.
Room above entrance hall - 13.81m2 (at floor level).

Outside:

Garage with electric and water and stairs to mezzanine above - 28.37m2.
Old stables with electric - 19.71m2.
Covered parking - 24.43m2 at narrowest point.
Hangar - 400m2 (very approximately).

Distances (all approximate):

Village of Landévennec - 3.7kms.
Châteaulin - 30.2kms.
Crozon - 16.7kms
Le Faou - 16.8kms.
Roscoff ferry port - 74.3kms.