LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48188MCD29 Price: 399 000 EUR

agency fees to be paid by the seller

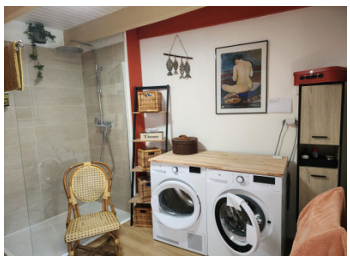
**Characterful propery comprising two traditional breton houses set in a lovely garden with a detached garage**















# INFORMATION

| | |
|---|---|
| Town: | Plogastel-Saint-Germain |
| Department: | Finistère |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 171 m2 |
| Plot Size: | 1296 m2 |

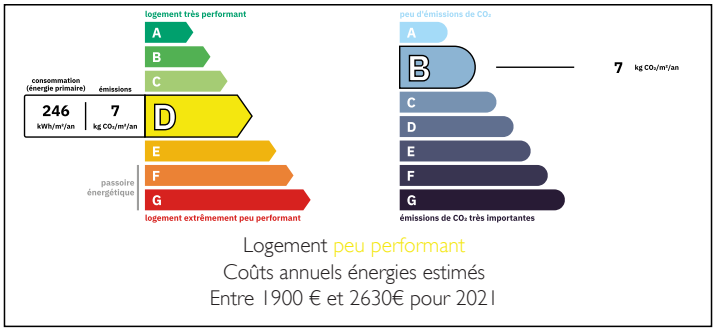
# IN BRIEF

Just a couple of minutes from PLOGASTEL SAINT GERMAIN, 25 minutes from QUIMPER, and 10 minutes from the nearest beaches lies this attractive Breton property nestled in the heart of a quiet hamlet.

It consists of a house with 134 m² of living space, as well as a second, separate house of 37 m² offering numerous possibilities such as having 2 gites, a family home and a gite , or even a business in one end of the main house.

Anyone looking for peace and quiet but with all amenities close would love this property

# ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1900 € et 2630€ 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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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **894 EUR** |
| **Taxe habitation:** | **200 EUR** |

## NOTES

## DESCRIPTION

The main house of around 134m² features a spacious living room with a wood-burning stove and a fully equipped kitchen, giving access to a large terrace overlooking the beautifully maintained and secluded garden. Also on the ground floor is a laundry / shower room. Upstairs, a large landing, perhaps suitable for an office, leads to two double bedrooms tucked under the roof. This house also has a large third bedroom/ games room down a short corridor and a fourth bedroom up a staircase.
Accessed via a separate entrance you can find the second house of 34m². This has a large open living room with a wood burniung stove, a small kitchen and a shower room.
The house has a carport and parking for up to 5 cars and a large wooden workshop at the end of the garden.
It is rare to find such an authentic set of buildings, so beautifully decorated.

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