

A 2 bedroomed village property with stunning views over beautiful countryside.



INFORMATION

Town:	Lennon
Department:	Finistère
Bed:	2
Bath:	1
Floor:	101.65 m2
Plot Size:	156 m2

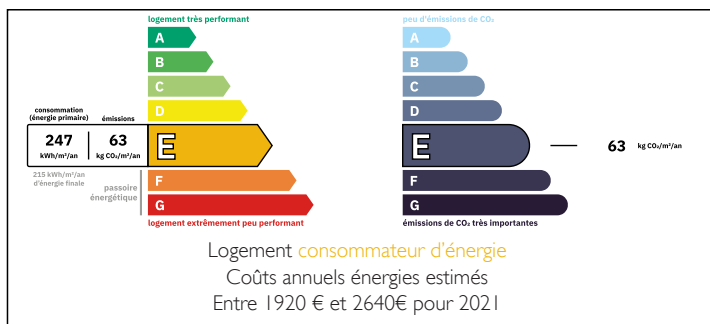


IN BRIEF

This spacious 2 bedroom property would make an ideal permanent home or a perfect 'lock up and leave' holiday home. The current owner has made great improvements to the property by installing double glazing throughout and a new shower room., as well as decorating throughout. The property has also benefited from a recent, complete re-wire. The accommodation is spacious and provides on the ground floor a large, open plan kitchen/dining room/sitting room, as well as another separate room, which could be used as an office. Upstairs are 2 good sized double bedrooms, as well as the newly installed shower room.

Situated in the middle of the village, the property is within walking distance of a local amenities, whilst larger commerce can be found in the lovely market town of Pleyben. With the Montagnes Noires to the south,...

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.



LOCAL TAXES

Taxe foncière: 359 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property description (all measurements are approximate):

Ground floor:

Kitchen/dining room/sitting room with fitted kitchen and fireplace - 37.74m².

Study with built-in cupboard and hot water tank - 9.86m².

Entrance hall with cupboard under the stairs.

Utility room with sink and plumbing for automatic washing machine - 3.43m².

Separate WC.

On the first floor:

Bedroom with built-in cupboard and fireplace - 21.48m².

Bedroom - 13.93m².

Shower room with WC, bidet, shower and hand basin - 7.50m².

Second floor:

Convertible attic space - 36.18m².

Basement housing oil fired boiler and tank for the oil - 55.39m².

Distances (all approximate):

Pleyben - 9kms.

Châteaulin - 18kms

Brest airport - 60kms.

Roscoff ferry port - 75.6kms.

Beach at Plonévez-Porzay - 37.5kms.

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