

A delightful house with stunning, countryside views and a large garden.



## INFORMATION

Town:	Clédén-Poher
Department:	Finistère
Bed:	3
Bath:	1
Floor:	110.89 m2
Plot Size:	2227 m2

## IN BRIEF

This lovely house would make an ideal permanent or holiday home.

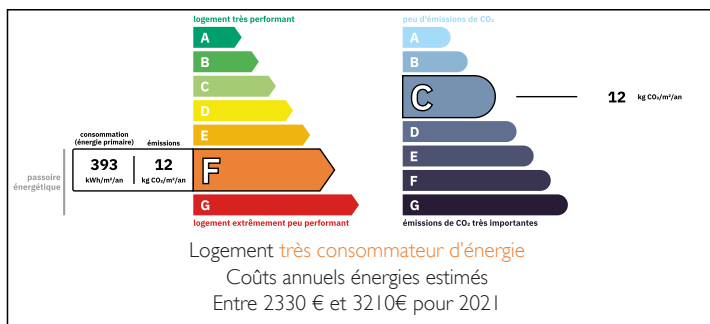
Spacious accommodation on the ground floor provides a good sized fully fitted kitchen/dining room, as well as a large living room, in addition to a sitting room with a wood burner. A door from the living room leads to a store room, complete with fireplace, as well as a shower room with WC - perfect for cleaning up after a day in the garden!

Upstairs there are 2 double bedrooms, as well as a third bedroom which, whilst smaller, easily provides enough space for twin beds. There is also a useful landing area, which would be perfect for use as an office space or craft room.

French doors from the kitchen/dining room lead to a terrace with beautiful views across countryside towards the Nantes/Brest Canal and a large garden,



## ENERGY - DPE



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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: 600 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Ground floor:

Kitchen/dining room, fitted with handmade kitchen cupboards and double glazed French doors to the terrace - 22.20m<sup>2</sup>.

Sitting room with understairs cupboard and wood burner - 28.80m<sup>2</sup>.

Living room with small built-in cupboard - 22.82m<sup>2</sup>.

Store room with fireplace and hot water tank - 8.00m<sup>2</sup>.

Shower room with WC and hand basin - 7.62m<sup>2</sup>.

Upstairs:

Main bedroom - 21.96m<sup>2</sup>.

Bedroom - 12.34m<sup>2</sup>.

Child's bedroom - 6.64m<sup>2</sup>.

Landing area/study - 6.86m<sup>2</sup>.

Bathroom with bath, hand basin and WC - 4.58m<sup>2</sup>.

Distances (all approximate):

Cléden-Poher village - 1.7kms.

Carhaix-Plouguer - 13.3kms.

Châteauneuf du Faou - 13.5kms.

Brest airport - 76.8kms.

Roscoff ferry port - 77.1kms.

Beach at Plonévez-Porzay - 49.4kms.

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