

An impressive family home with self-contained studio and secluded garden.



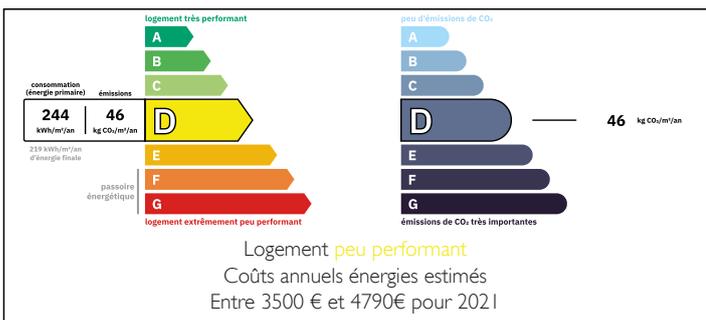
## INFORMATION

Town:	Châteauneuf-du-Faou
Department:	Finistère
Bed:	6
Bath:	4
Floor:	167.92 m2
Plot Size:	660 m2

## IN BRIEF

Situated on the outskirts of the town, this impressive property offers spacious family accommodation. Once a bakery, the property has been tastefully renovated by the current owners with many original features,, including the old bread oven, remaining. The living accommodation is arranged over 3 floors. On the ground floor, you will find a large kitchen, dining room and sitting room, whilst on the first and second floors are found 5 bedrooms, one with an ensuite shower room, and 2 further shower rooms. The property also benefits from a self-contained studio flat, offering income potential, which offers a large large bedroom/living area, comprising space for a small kitchen, as well as a shower room. The basement provides a large storage area - housing the boiler - workshop and bar, where you will find the lovely old bread oven of...

## 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:

Dining room, formerly the shop for the bakery, with door to road - 24.16m<sup>2</sup>.

Entrance hall with cupboard under the stairs.

Kitchen with door to veranda and stairs leading to the garden and basement - 18.37m<sup>2</sup>.

Sitting room with door to passageway with separate entrance leading to studio flat- 20.62m<sup>2</sup>.

1st floor:

Bedroom with fireplace (currently closed) - 26.55m<sup>2</sup>. Ensuite shower room with shower, hand basin and WC.

Shower room with hand basin, WC and shower.

Bedroom - 18.59m<sup>2</sup>.

Bedroom - 11.01m<sup>2</sup>.

2nd floor:

Bedroom with 2 built-in wardrobes - 23.43m<sup>2</sup> at floor level.

Shower room with shower, hand basin and WC.

Bedroom - 20.12m<sup>2</sup> at floor level.

Studio flat reached by entrance from door in sitting room:

Living/bedroom area with kitchen sink unit, stairs leading to basement and fireplace (currently closed) - 57.71m<sup>2</sup>.

Shower room with shower, hand basin and WC.

Basement:

Storage area housing boiler - 31.51m<sup>2</sup>.

Workshop area - 20.11m<sup>2</sup>.

Room perfect for use as a study or another bedroom - 10.82m<sup>2</sup>.

## LOCAL TAXES

Taxe foncière: 1 698 EUR

Taxe habitation: EUR

## NOTES