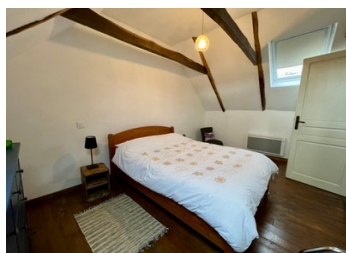


**OFFER ACCEPTED!** A beautiful countryside view for this 3 bed stone Longere, another Longere, garage and garden.

**EXCLUSIVE**



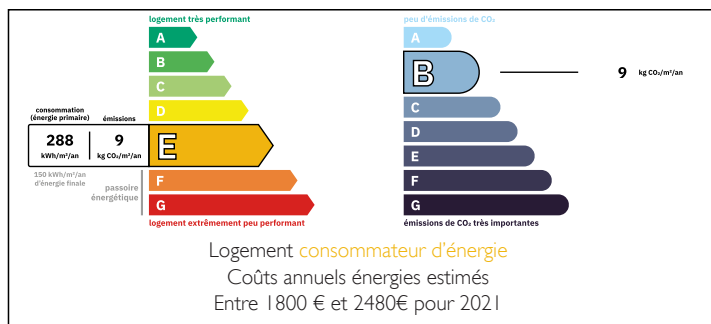
## INFORMATION

Town:	Leuhan
Department:	Finistère
Bed:	3
Bath:	2
Floor:	113 m2
Plot Size:	2673 m2

## IN BRIEF

This beautiful home is ready to find a new owner to continue its journey and love it as much as the current owner. It has been renovated with taste and provides comfortable, practical accommodation that would suit a couple or a family equally. This is a lovely family home with the benefit of the 2nd longere currently used as a music/art space and the potential for so much more. There is ample parking and also a good sized garage that hides an ancient bread oven at the back! There are lovely gardens that lead on to that beautiful view across the countryside. Plenty of room for a veggie patch and greenhouse if that is your thing. There are also very useful log stores to keep your stocks in good nick and dry ready for those cosy evenings by...

## 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

Boot room/Entry 2.5 m<sup>2</sup>

Kitchen/Diner 15 m<sup>2</sup>

Shower room/Utility 4.5 m<sup>2</sup>

Pantry 3.3 m<sup>2</sup>

Lounge 33.5 m<sup>2</sup>

Bedroom 13.2 m<sup>2</sup>

1st Floor

Landing 6 m<sup>2</sup>

Bedroom 13.2 m<sup>2</sup>

Bathroom 4.3 m<sup>2</sup>

Bedroom 12.5 m<sup>2</sup>

Ensuite 3 m<sup>2</sup>

Outside

Longere approx 50 m<sup>2</sup> of floor space with a log burner, a shower room and a mezzanine.

Garage de 35 m<sup>2</sup>

Log store

Large garden with lovely view across the countryside.

Travel

Roscoff 87 kms

Saint Malo 185 kms

Quimper 31.5 kms

Concarneau (beach) 35.5 kms

Chateauneuf du Faou 13.5 ms

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

## LOCAL TAXES

Taxe foncière: 123 EUR

Taxe habitation: EUR

## NOTES