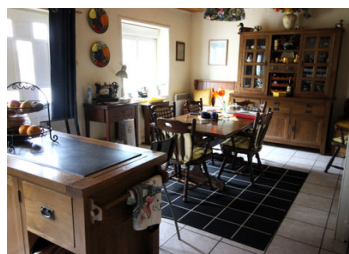


A delightful and beautifully renovated cottage in a peaceful location.



INFORMATION

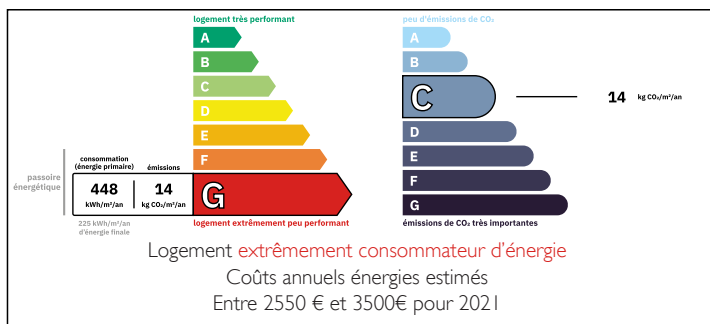
Town:	Châteauneuf-du-Faou
Department:	Finistère
Bed:	2
Bath:	1
Floor:	109.27 m2
Plot Size:	452 m2

IN BRIEF

This beautiful cottage, which has been carefully renovated by the current owners, is surrounded by countryside whilst being only 5 minutes by car from the centre of Châteauneuf du Faou. The property provides good-sized, family accommodation. A lovely kitchen/dining room and cosy sitting room, with a wood burner, can be found on the ground floor, whilst on the first floor, there are 2 double bedrooms, a bathroom and a large landing, which is currently being used a study. The large converted attic provides further living accommodation and would make a great bedroom, play area or space from where to work from home.

Outside, there is a delightful courtyard garden together with a useful shed, which would make an ideal workshop, and a stone outbuilding with a large fireplace and mezzanine, which could be converted, once the...

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 habitation: EUR

NOTES

DESCRIPTION

Property details (all measurements are approximate):

Ground floor:

Kitchen/dining room with a cupboard housing the washing machine and a second cupboard housing the hot water tank - 25.90m².

Sitting room with wood burner, built-in storage cupboard, stairs to first floor and door to the garden - 30.15m².

1st floor:

Landing - 7.96m².

Bathroom with WC, bath and hand basin - 5.02m².

Bedroom in an L-shape with fireplace (currently blocked off) - 12.87m² (the main part of the bedroom).

Bedroom with cupboards under the eaves - 16.64m² at floor level.

2nd floor:

Converted attic - 23.21m² at floor level.

Outside:

Garden shed (currently used as a workshop) - 7.27m².

Stone outbuilding with large fireplace and mezzanine - 26.10m² on the ground floor. Door through to: Former stable - 30.43m².

There is also another outbuilding which is now in ruins following the storms of the last winter.

Distances (all approximate):

Châteauneuf du Faou - 3.8kms.

Carhaix-Plouguer - 28.1kms.

Roscoff ferry port - 76.5kms.

Brest airport - 65.6kms.

Beach at Plonévez-Porzay - 40.3kms.