

OFFER ACCEPTED! 5 Bed House, large garden, village location. Light and airy, move right in.



INFORMATION

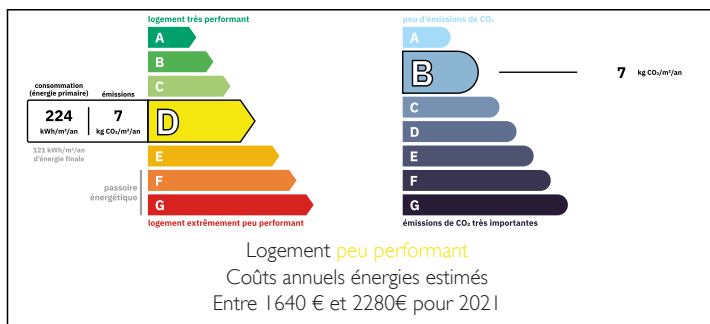
Town:	Laz
Department:	Finistère
Bed:	5
Bath:	2
Floor:	135 m2
Plot Size:	3002 m2

IN BRIEF

This lovely home is situated in the heart of a lively village, and set almost in the middle of its plot so is well set back from the road. You approach across the pretty front garden with both pedestrian and separate vehicle access. There is a long drive leading to the garage under the house (there is also a separate garage at the front of the property). The front door leads into a spacious hallway with stairs to the 1st floor. To the right you have the lovely modern kitchen with central island, 2 integral fridges and a freestanding cooker. Ahead is the ample living/dining room with insert wood burner and access to the lovely sunroom, this has far reaching views across the garden to the countryside beyond. On the ground floor you will also find a double...



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

Sous-sol complete:

Large garage

Laundry room

Cellar

Ground floor:

Entrance Hall

Living room with insert wood burner 28.5 m²

Kitchen 15 m²

Sun room 9 m²

Bedroom 12.3 m²

WC

Cupboard

Bathroom 6.7 m²

1st floor:

4 double bedrooms 11 m², 10 m², 10 m² and 8.3 m²

Shower room 6.3 m²

WC

The property also benefits from having solar panels fitted along with a contract to sell the excess energy.

At the bottom of the main driveway there is a motorhome covered parking.

The garden also has a polytunnel and several sheds for storage etc.

Laz has a thriving community and offers a grocery shop, 2 restaurants, a primary school, garden centre, library, hairdressers, a weekly evening market, a post office, petanque club. 5 mins to Tregourez which offers much of this but with the addition of a health centre, bar, bakery etc and then the Nantes/Brest Canal is close by along with the Chateau de Trevarez

Travel

Roscoff 82 kms

Saint Malo 191 kms

Qimper 30 kms

Saint Nic (beach) 43 kms

Chateauneuf du Faou 8.5 kms

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

LOCAL TAXES

Taxe foncière: 846 EUR

Taxe habitation: EUR

NOTES