

**OFFER ACCEPTED! 3 Bed Semi-detached stone cottage with garage, grange and garden.**

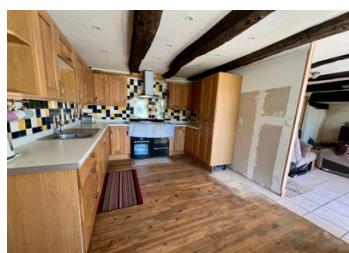


## INFORMATION

Town:	Lannédern
Department:	Finistère
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	768 m2

## IN BRIEF

This property could offer a lovely home to a family or be a nice tucked away holiday home once the renovation is complete. There has been a fair amount of work carried out already but there is certainly more to do. It benefits from having a fosse that was fitted in 2019 and has also had some work done to the roof although there is more needed. There is a garage and garden just across the little road in front of the property and there is also a grange just to the left of the house. This really could be a lovely little get away! As you can see from the photos there is still work to be done. The property benefits from double glazing, the kitchen is fairly new as is the shower room and there is...



## ENERGY - DPE

DPE not required.

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

Ground Floor

Living Room 23 m².

Kitchen 14 m².

Shower Room 4.6 m².

First Floor

Landing 4.8 m².

3 Bedrooms 14.2 m², 13.8 m² and 8.2 m².

WC

Travel -

Pleyben 12.5 km

Huelgoat 14 km

Plonevez du Faou 9 km

Chateuneuf du Faou 17.5 km

Ports -

Roscoff 60 km

Saint Malo 197 km

Coast

Saint Nic 41 km

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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 habitation: EUR

## NOTES