

Two pretty terraced houses close to transport links. Surrounded by a large garden, offering privacy and space.



INFORMATION

Town:	Guimiliau
Department:	Finistère
Bed:	7
Bath:	3
Floor:	206 m2
Plot Size:	3880 m2



IN BRIEF

Secluded property comprising two adjoining houses:
House 1: Spacious 4-bedroom home with an integral garage.

House 2: Comfortable 3-bedroom home featuring an adjacent 50m² workshop and garage.

Both houses are in good condition with high quality double glazing.

Each house has its own water and electricity meter, making it ideal for supplementing income such as a gîte, bed and breakfast or simple rental.

Expansive land surrounds the property, ensuring privacy and tranquility in a calm countryside environment.

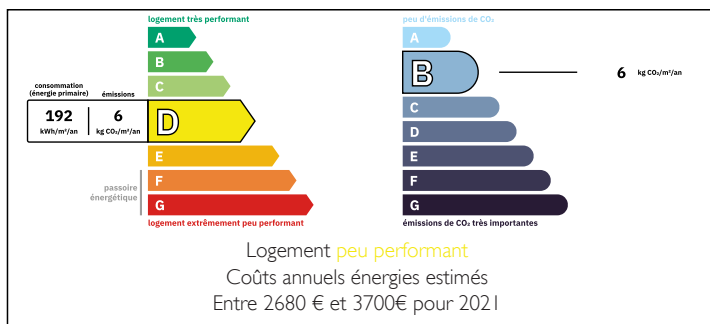
15 minutes to the open moorland of the Monts D'Arree for walking, lakes fishing and watersports
About half an hour to several beautiful beaches.

Close to transport links:

just 3 minutes to the train station.

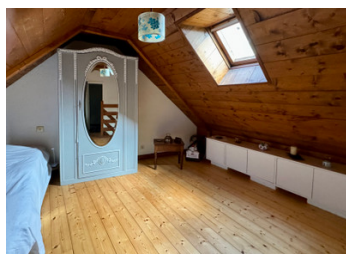
7 minutes to Route National N12.

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

Dimensions

House 1 - Total habitable area 126m²

Ground floor - 53m²

Kitchen/Living room - 31.2m²

Utility room - 5.6m²

Bedroom 1 - 12.2m²

Shower room with toilet - 3.8m²

1st floor - 52m²

Bedroom 1 - 7.8m²

Bedroom 2 - 9.8m²

Bedroom 3 - 17.7m²

W.C. - 1.4m²

Bathroom without W.C. - 5.4m²

Landing - 9.6m²

2nd floor/Attic - 21,4m²

Garage - 16.5m²

House 2 - Total habitable area - 75m²

Kitchen/Living room - 26,2m²

W.C. - 1,1m²

Bathroom - 4,3m²

Utility room - 3,5m²

1st Floor -

Bedroom 1 - 18m²

Bedroom 2 - 15m²

W.C. - 1,4m²

Second floor -

Bedroom 3 - 6m²

Outbuilding - 49m²

Garage - 17.8m²

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

LOCAL TAXES

Taxe foncière: 1226 EUR

Taxe habitation: EUR

NOTES