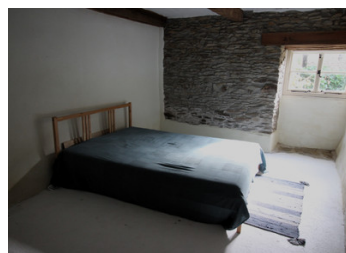


A pretty cottage situated in a quiet country hamlet.

EXCLUSIVE



INFORMATION

Town:	Plonévez-du-Faou
Department:	Finistère
Bed:	2
Bath:	1
Floor:	53.28 m2
Plot Size:	678 m2

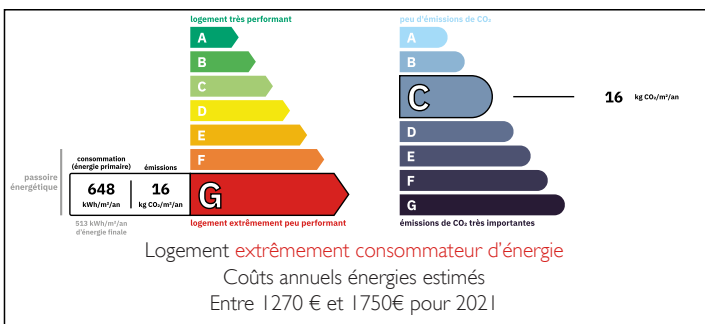
IN BRIEF

This pretty cottage would make a great permanent or holiday home. Ideally situated in a quiet hamlet in the country, the property is less than 2kms from the village of Plonévez-du-Faou, where you will find all local amenities. Châteauneuf du Faou is less than 10 minutes away by car which provides larger commerce, bars and restaurants, as well as the beautiful Nantes/Brest canal.

The ground floor of the house offers a large bedroom and shower room, which is perfect for those less able to manage the stairs. There is also a good-sized living room, with a recently installed wood burner, and a corner kitchen.

A further bedroom can be found on the 1st floor. Outside, just to the side of the garden, is a useful outbuilding, which could be used as a garage, although there is...

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 foncière: 454 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property description (all measurements are approximate):

Ground floor:

Porch - 2.53m².

Living room with wood burner, cupboard under the stairs and doors to bedroom and the shower room - 22.97m².

Fitted corner kitchen - 6.21m².

Shower room with shower, hand basin, WC, plumbing for automatic washing machine and hot water tank - 6.03m².

Bedroom - 14.87m².

Upstairs:

L-shaped bedroom. Large part - 21.63m² at floor level. Smaller part - 7.79m² at floor level.

Outside:

Outbuilding - 29.10m².

Distances (all approximate):

Plonévez du Faou village - 1.7kms.

Châteauneuf du Faou - 9.9kms.

Carhaix-Plouguer - 30.9kms.

Spézet - 18.4kms.

Roscoff ferry port - 66.8kms.

Brest airport - 71.9kms.

Beach at Plonévez-Porzay - 43.3kms.

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