

A spacious house with independent cottage and large gardens.



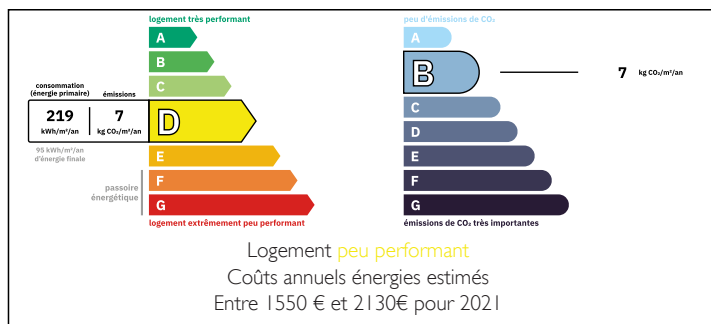
INFORMATION

Town:	Spézet
Department:	Finistère
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	3221 m2

IN BRIEF

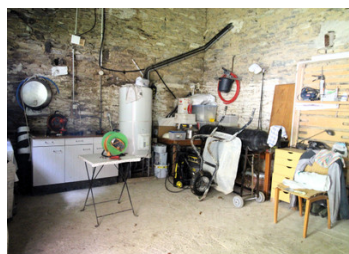
This property has much to offer! The accommodation in the main house is interesting, as the 4 principle rooms are all of the same size, thereby offering flexible accommodation. Currently on the ground floor, there is a large fitted kitchen with a fireplace, a bedroom and a bathroom - perfect for those less able to manage the stairs! Upstairs there is a mezzanine area and another bedroom. Further accommodation is available in a delightful cottage in the garden, which offers a large bedroom/sitting room with a fireplace, a shower room and a sauna! The cottage would make ideal bed and breakfast accommodation, benefitting also from the large garden and beautiful views. Outside there is a useful outbuilding, equipped with water and electricity, as well as a lovely raised decked area and the unique feature of a Tajikistan...

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

Property details (all measurements are approximate):

Ground floor of main house:

Fitted and equipped kitchen with a fireplace, built-in cupboard and stairs to first floor - 27.22m².

Bedroom with built-in cupboard and door to the garden - 27.22m².

L-shaped bathroom with handbasin, WC, bath and plumbing for automatic washing machine - large area - 8.66m² and smaller area - 3.74m².

First floor of main house:

Room/mezzanine area currently used as a study - 27.22m²

Bedroom with hand basin - 27.22m².

Garden cottage:

Bedroom/living room with a fireplace - 20.93m².

Shower room with shower, WC and hand basin.
Sauna.

Outside:

Lean-to outbuilding with sink and hot water tank for the house - 24.48m².

Small stone outbuilding currently used as a wood store.

Raised decked area.

Well.

Tajikistan oven in its own shelter.

Distances (all approximate):

Village of Spézet - 2.0kms

Châteauneuf du Faou - 6.8kms.

Gourin - 13.4kms.

Brest airport - 72.5kms.

Roscoff ferry port - 80.3kms.

Beach at Plonévez-Porzay - 49.9kms.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe habitation: EUR

NOTES