

## Charming 1700 year old house with character in Plouyé



## INFORMATION

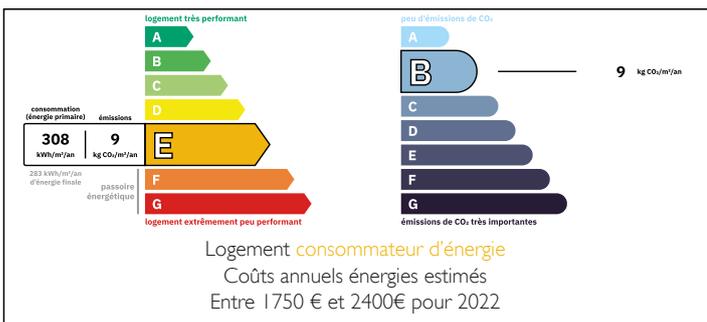
Town:	Plouyé
Department:	Finistère
Bed:	2
Bath:	1
Floor:	130 m <sup>2</sup>
Plot Size:	544 m <sup>2</sup>

## IN BRIEF

A charming 18th century country house, brimming with character and original features. This beautiful home boasts 3 spacious bedrooms. A cosy wood burner in the living room adds rustic charm to the exposed beams and period details.

An elevated garden creates a tranquil outdoor area. This delightful residence is a rare gem. Sale price to include most of the furniture.

## 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

Entrance into Living area.

L-shaped Kitchen:  $3.7 \times 4.9 = 18\text{m}^2$ .

Bathroom:  $2.13 \times 2.55 = 5.45\text{m}^2$

Living room/dining area:  $51.2\text{m}^2$

Bedroom 1:  $3.5 \times 2.9 = 10.21\text{m}^2$

Granite steps lead to staircase

1st floor

Landing:  $1.89 \times 4.18 = 7.92\text{m}^2$

Bedroom 2:  $3.10 \times 5.47 = 17.03\text{m}^2$ . With Mezzanine office. Access from landing.

Bedroom 3:  $3.43 \times 4.55 = 15.6\text{m}^2$ .

Bedroom 4:  $2.42 \times 2.88 = 7\text{m}^2$ .

Roof insulated in Lambs wool.

15 mins to the town of Carhaix Plouguer.

40 minutes to nearest beach.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES