

A lovely property, situated in the calm of the countryside yet being 5 minutes from a stunning beach.



## INFORMATION

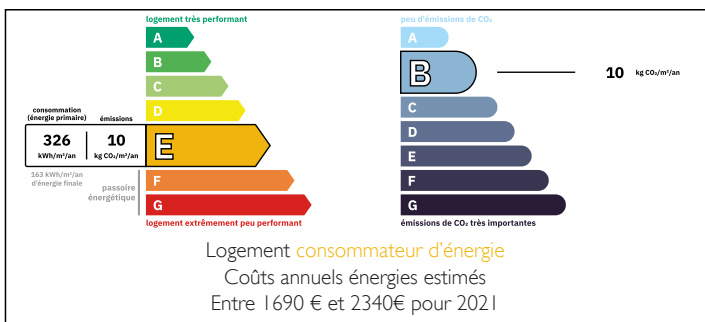
Town:	Argol
Department:	Finistère
Bed:	2
Bath:	2
Floor:	72 m2
Plot Size:	1401 m2



## IN BRIEF

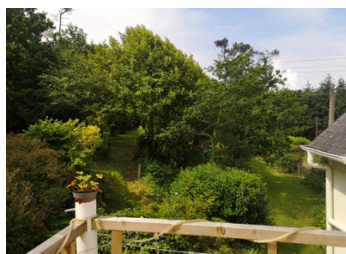
This well maintained, 2 bedroomed property would make an ideal holiday or permanent home. Ideally situated on a no through road, the house enjoys a peaceful environment with great countryside views, whilst being approximately 5 minutes away from the beautiful beach at Pentrez. The accommodation has recently been re-organised by the current owners, including the upgrading of the insulation; preventative treatment of all wood, as well as the updating of bathrooms and the kitchen. The property boasts a ground floor bedroom and bathroom - perfect for those less able to manage the stairs - as well as an open plan sitting room/kitchen with access to a laundry area. An entrance area provides great storage. Upstairs there is a large bedroom with an ensuite shower room and doors to a raised decked area, which gives lovely views over...

## 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:** 172 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Property description (all measurements are approximate):

Downstairs:

Open plan sitting room/fitted kitchen:

Lounge area with wood burner and door to garden - 10.67m<sup>2</sup>.

Fitted kitchen with built-in gas hob and electric oven, pantry, arch to laundry area and stairs to first floor - 16.59m<sup>2</sup>.

Utility area with plumbing for automatic washing machine and door to garden - 3.4m<sup>2</sup>.

Bathroom with bath, WC, hand basin and built in cupboard - 4.08m<sup>2</sup>.

Bedroom with French doors to patio area - 11.65m<sup>2</sup>.

Entrance hall with built in cupboards - 8.89m<sup>2</sup>.

Upstairs:

Bedroom with built-in cupboards and French doors to raised decked area - 27.74m<sup>2</sup> at floor level.

Ensuite shower room with shower, hand basin and WC - 3.26m<sup>2</sup>.

Outside:

Workshop - 14.56m<sup>2</sup>.

Garage - 16.17m<sup>2</sup>.

Distances (all approximate):

Argol village - 1.4kms.

Beach at Telgruc - 6.7kms.

Beach at Pentrez, Saint Nic - 5.6kms.

Crozon - 14.8kms.

Châteaulin - 21.4kms.

Camaret-sur-Mer - 24.2kms.

Brest airport - 48.9kms.

Roscoff ferry port - 76.2kms.

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Information about risks to which this property is