

Two adjoining homes in a large mature garden, close to beach – Ideal for extended living or rental opportunity



## INFORMATION

Town:	Kerlouan
Department:	Finistère
Bed:	5
Bath:	3
Floor:	146 m <sup>2</sup>
Plot Size:	1386 m <sup>2</sup>



## IN BRIEF

This unique dual-home property offers a rare blend of character and modern comfort, perfect for multi-generational living, hosting guests, or exploring rental potential. Schedule a viewing today to experience its charm and versatility!



East House -

Modern and characterful, with

- Open-plan kitchen and dining area with a cozy pellet burner
- Shower room and WC
- Ground-floor bedroom



First Floor -

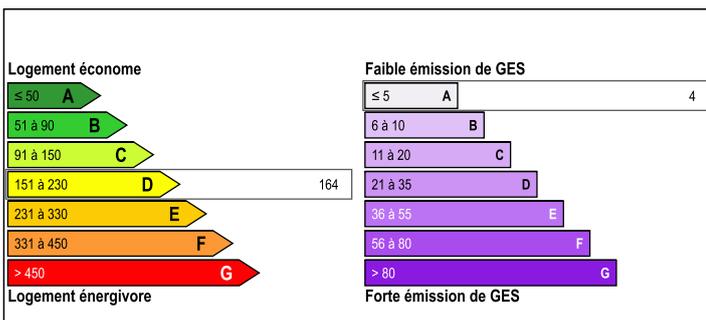
- Bright mezzanine overlooking the kitchen and dining area
- Additional bedroom

West House -

Traditional family home with

- Large kitchen and dining room, perfect for family

## ENERGY - DPE



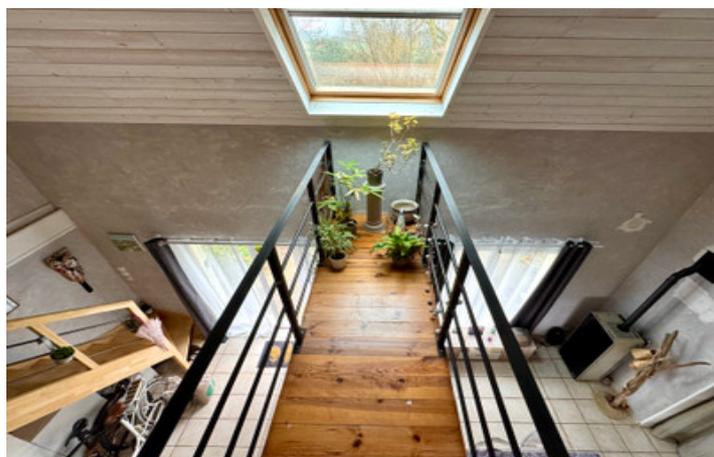
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

- Large mature gardens.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 608 277 \*All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Detached garage and garden shed



## DESCRIPTION

This bright and spacious south-facing property offers well-maintained living spaces in a peaceful setting, just minutes from the beach. With over 1,000m<sup>2</sup> of beautifully landscaped gardens, a garage, and outbuildings, it provides ample room for relaxation, hobbies, and secure parking.

East House (Modern and Characterful, Built in 2007)

Ground Floor -

- Welcoming entrance hall
- Open-plan kitchen and dining area with a cozy pellet burner
- Shower room and WC
- Ground-floor bedroom

First Floor -

- Bright mezzanine with an aerial walkway overlooking the kitchen and dining area
- Additional bedroom

West House (Traditional Family Home, Built in 1938)

Ground Floor -

- Large kitchen and dining room, perfect for family gatherings
- Spacious shower room with utility area
- Separate WC

First Floor -

- Three comfortable bedrooms
- Additional contemporary shower room

Exterior Highlights -

- Over 1,000m<sup>2</sup> of mature, private gardens with no overlooking neighbours
- Ample off-road parking
- Detached garage and garden shed.

Transport links -

Brest Airport - 26 km / 30 minutes

Landerneau Train Station (TGV - Paris) - 28km / 30 mins

Roscoff Ferry port - 37km / 40 mins

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES