

A unique property, offering family accommodation in an idyllic location.



INFORMATION

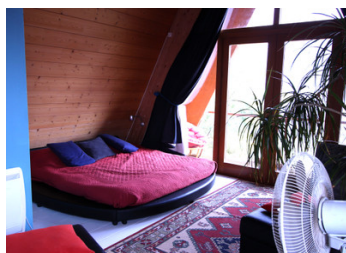
Town:	Saint-Thois
Department:	Finistère
Bed:	4
Bath:	3
Floor:	173 m2
Plot Size:	7480 m2

IN BRIEF

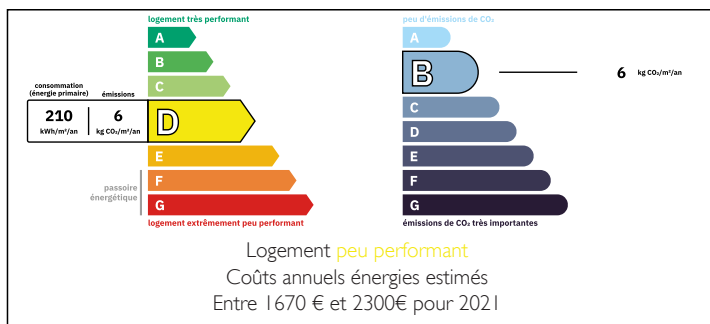
This unique property has a lot to offer! The living space on the ground floor, consisting of a large kitchen, dining room and sitting room with a wood burner, is open plan and offers a great space for socialising. Also on this level, there are 2 bedrooms and a shower room - great for those less able to manage the stairs - whilst upstairs boasts the main bedroom with ensuite shower room, another bedroom, a large bathroom complete with a spa bath and a good sized mezzanine area. Each bedroom has French doors leading to a balcony - perfect for enjoying the views and a morning cup of coffee!

A useful amount of land belongs to the property, which would be great for those wanting to produce their own fruit and vegetables.

Whilst benefitting from the peace of...



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 habitation: EUR

NOTES

DESCRIPTION

Property description (all measurements are approximate):

Ground floor:

Open plan kitchen/dining room/sitting room with wood burner and floor to ceiling windows allowing maximum luminosity within the property:

Sitting room area with French doors towards the balcony - 42.94m².

Dining room area with stairs to first floor - 20.83m².

Fitted kitchen area with built in dishwasher and door to small utility area with plumbing for an automatic washing machine and built-in cupboard - 13.17m².

Entrance hall - 8.18m².

Shower room with shower, WC and handbasin - 4.93m².

Bedroom with electric radiator, built-in cupboard and French doors on to balcony - 12.70m².

Bedroom with electric radiator and French doors on to balcony - 12.76m².

Upstairs:

Landing with built-in cupboards - 12.21m².

Bathroom with spa bath, WC and handbasin - 6.67m².

Bedroom with electric radiator, built-in cupboard and French doors on to balcony - 12.97m².

L-shaped main bedroom with electric radiator, built-in cupboards and French doors on to balcony - 21.21m².

Ensuite shower room with built-in cupboards, shower, WC and hand basin - 2.40m².

Distances (all approximate):

Centre of St. Thois – 0.5kms.

Châteauneuf du Faou – 8kms.

Brest airport – 66kms.

Roscoff ferry port – 81kms.

Beach at Plonévez Porzay – 35kms.