

**OFFER ACCEPTED!** Rendered stone house to finish renovating, with garden Currently single level living

**EXCLUSIVE**

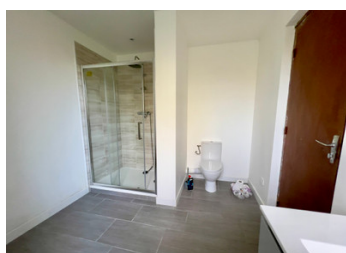
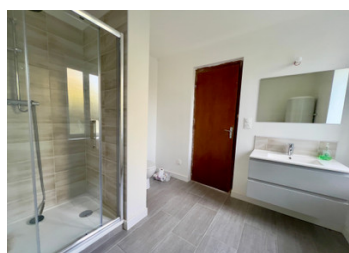


## INFORMATION

<b>Town:</b>	<b>Leuhan</b>
<b>Department:</b>	<b>Finistère</b>
<b>Bed:</b>	<b>1</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>63 m2</b>
<b>Plot Size:</b>	<b>645 m2</b>

## IN BRIEF

This great project currently offers single level living with an entrance hall, shower room with W.C., kitchen, living room with large open fireplace and a bedroom on the ground floor. Upstairs there is space to add more bedrooms as you see fit. There are already windows and a staircase in place. Outside there is a lean to, a front and rear garden. Situated in a small hamlet with easy access to the D15 giving easy commuting to Quimer or Gourin.

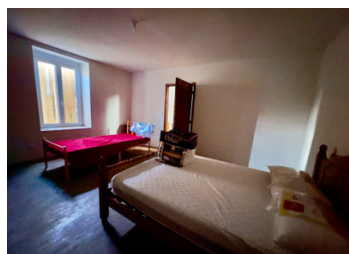


## ENERGY - DPE

DPE not required.

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 8.7 m<sup>2</sup>

Shower room 7.7 m<sup>2</sup>

Kitchen 11.6 m<sup>2</sup>

Lounge 15.8 m<sup>2</sup>

Bedroom 19.6 m<sup>2</sup>

Upstairs there is a loft to convert with a floor space of approx 49 m<sup>2</sup>

All measurements are approximate and non contractual

Travel

Quimper 28 kms

Gourin 17 kms

Chateauneuf du Faou (Nantes Brest Canal) 16.5 kms

Concarneau (Coast) 30 kms

Roscoff (ferry) 91 kms

Saint Malo (ferry) 185 kms

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES