

Charming stone house with character outbuilding, Quiet location, spacious garden – Peaceful country living.



INFORMATION

Town:	Plonévez-du-Faou
Department:	Finistère
Bed:	2
Bath:	2
Floor:	78 m2
Plot Size:	1942 m2

IN BRIEF

Stone built 2 bedroom house with character outbuilding and countryside views.

Tucked away in a peaceful hamlet with no overlooking neighbours, this beautifully stone house offers comfort, charm, and privacy.

On the ground floor, you'll find a spacious main room with a fitted and equipped kitchen opening onto a cozy living area with a wood-burning stove—perfect for relaxing evenings.

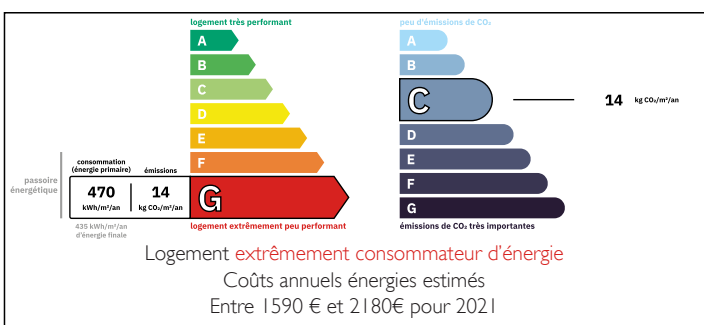
Upstairs, the home features a bright master bedroom with ensuite shower room and WC, an additional bedroom, and a bathroom with toilet.

A lovely stone outbuilding with a traditional bread oven adds character and potential, ideal for a workshop or guest space.

Set on 1,942 m² of south-facing land, the property boasts stunning views over the surrounding countryside. Modern, compliant sanitation system



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

House in good condition, South facing Garden. Sanitation to conforms to regulations, Outbuilding has new slate roof and carpentry.

Just 5 minutes to Plonevez-le-Faou with bakery, pharmacy, bank atm machine etc.

15 minutes to Pleyben or Châteauneuf-de Faou with all amenities - supermarket, doctors, dentist, banks.

Transport links -

Brest Airport - 50 minutes

Morlaix Train Station (TGV - Paris) - 45 mins

Quimper Train Station (TGV - Rennes, Nantes, Paris) - 45 mins

Roscoff Ferry port - 40 mins

N164 expressway - 20 mins

And about 40 mins from the beaches

LOCAL TAXES

Taxe habitation: EUR

Dimensions

Ground floor -

Living room with woodburner 5 x 6,6 = 33m²

Kitchen 3,2 x 5 = 16m²

1st floor -

Landing - 2,7 x 0,9 = 2,4 m²

Main bedroom 3,2 x 3,5 = 11,2m² (4,8m at floor)

Shower room with W.C. 1,5 x 1,8 = 2,7m²

Dressing room

Second bedroom 3 x 3,7 = 11,1m² (4,8m at floor)

Bathroom 2,3 x 1,6 = 3,7m²

Garage 5,5 x 3,8 = 20,9m²

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

NOTES