

A lovely country property offering family accommodation with development potential.

EXCLUSIVE



## INFORMATION

Town:	Trégourez
Department:	Finistère
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	857 m2

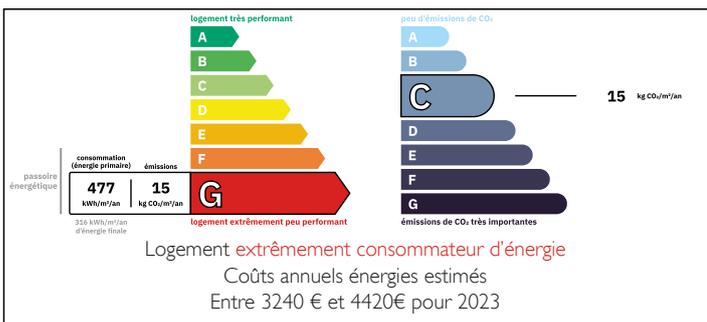


## IN BRIEF

Situated in a quiet location with countryside views, yet being a couple of minutes by car from the daily amenities available in Trégourez, this property has a lot to offer! The unusual layout of accommodation in the main house offers a kitchen, 2 reception rooms, 2 bathrooms, 3 bedrooms and a large mezzanine area. However, it would be possible for part of the accommodation to become independent, once a kitchen area has been installed in the large sitting room/dining room. This would provide an open plan living space with a door to a shower room and stairs leading to a large mezzanine area, which is currently used as a bedroom. A kitchen, reception room, bathroom, and 3 bedrooms would remain in the other part of the house.

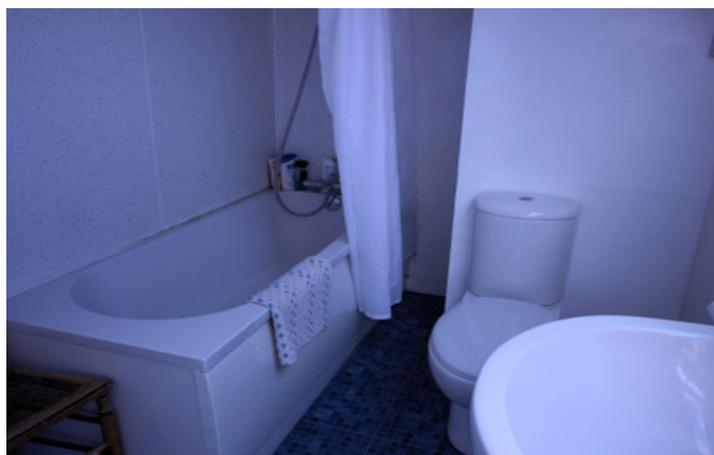
Outside, several outbuildings, of which one is the old farmhouse,...

## ENERGY - DPE



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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

Property description (all measurements are approximate):

Ground floor:

Sitting room with an impressive fireplace with wood burner, door to garden, stairs to mezzanine area, a door to a small storage area and shower room and door to entrance hall - 32.39m<sup>2</sup>.

Small storage area with door to shower room .

Shower room with shower, WC, hand basin and heated towel rail - 4.79m<sup>2</sup>.

Fitted kitchen with fireplace and electric convection heater - 15.83m<sup>2</sup>.

Hallway with stairs to first floor - 4.27m<sup>2</sup>.

Living room with fireplace - 15.21m<sup>2</sup>.

First floor:

Bathroom with bath, WC, hand basin and heated towel rail - 5.81m<sup>2</sup>.

Child's bedroom with convection heater - 7.84m<sup>2</sup>.

Child's bedroom/study with convection heater - 5.43m<sup>2</sup>.

Bedroom with convection heater - 11.44m<sup>2</sup>.

Landing with door to mezzanine area .

L-shaped mezzanine area with door to cloakroom - 24.38m<sup>2</sup> in total.

Cloakroom with hand basin and WC.

Outside:

The outbuildings have benefitted from new roofs.

Laundry area in former stables with sink and plumbing for automatic washing machine - 21.51m<sup>2</sup> at widest part.

Former stables supplied with electricity and lighting - 41.30m<sup>2</sup>.

Hayloft with lighting and arch to corridor leading to the back of the former farmhouse - 39.73m<sup>2</sup>

Former farmhouse with chimneys and lighting - 72.8m<sup>2</sup>.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES