

A lovely country property offering family accommodation with development potential.

EXCLUSIVE



INFORMATION

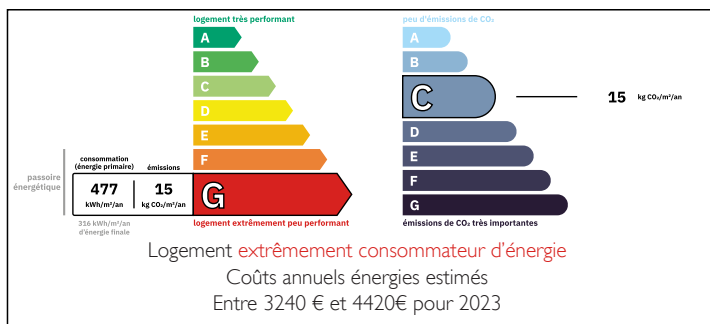
Town:	Trégourez
Department:	Finistère
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	857 m2

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.

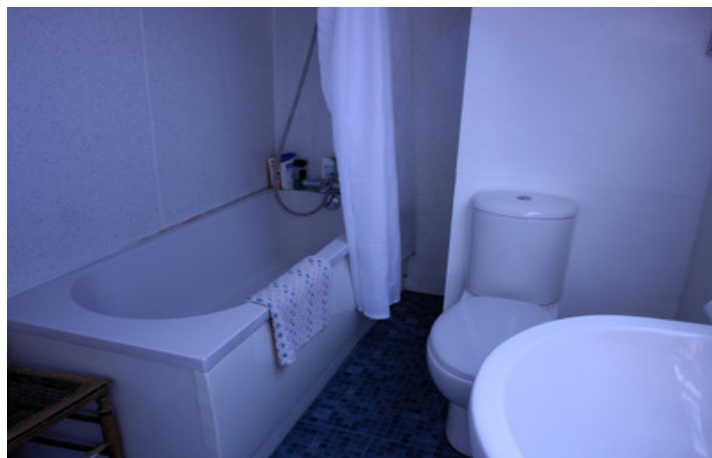
Outside, several outbuildings, of which one is the old farmhouse,...

ENERGY - DPE



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

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 - 32.39m².

Small storage area with door to shower room .

Shower room with shower, WC, hand basin and heated towel rail - 4.79m².

Fitted kitchen with fireplace and electric convection heater - 15.83m².

Hallway with stairs to first floor - 4.27m².

Living room with fireplace - 15.21m².

First floor:

Bathroom with bath, WC, hand basin and heated towel rail - 5.81m².

Child's bedroom with convection heater - 7.84m².

Child's bedroom/study with convection heater - 5.43m².

Bedroom with convection heater - 11.44m².

Landing with door to mezzanine area .

L-shaped mezzanine area with door to cloakroom - 24.38m² 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 - 21.51m² at widest part.

Former stables supplied with electricity and lighting - 41.30m².

Hayloft with lighting and arch to corridor leading to the back of the former farmhouse - 39.73m²

Former farmhouse with chimneys and lighting - 72.8m².

LOCAL TAXES

Taxe habitation: EUR

NOTES