

Charming 3-bedroom home with outbuildings, pool & generous garden in small hamlet.

EXCLUSIVE



## INFORMATION

Town:	Lan-de-leau
Department:	Finistère
Bed:	3
Bath:	1
Floor:	90 m <sup>2</sup>
Plot Size:	1897 m <sup>2</sup>

## IN BRIEF

Charming 3-bedroom home with outbuildings, pool & generous garden in small hamlet.

Set in a small hamlet just 6 minutes from the N164 and within easy reach of Carhaix (18 mins) and Châteauneuf-du-Faou (14 mins), this well-maintained character property offers spacious living and excellent outdoor features—perfect for enjoying the quiet countryside lifestyle.

Ground Floor:

Welcoming entrance hall

Fully fitted kitchen

Spacious and comfortable living room

Bright veranda ideal for relaxing year-round

Utility/laundry room

Separate WC

First Floor:

Three well-proportioned bedrooms

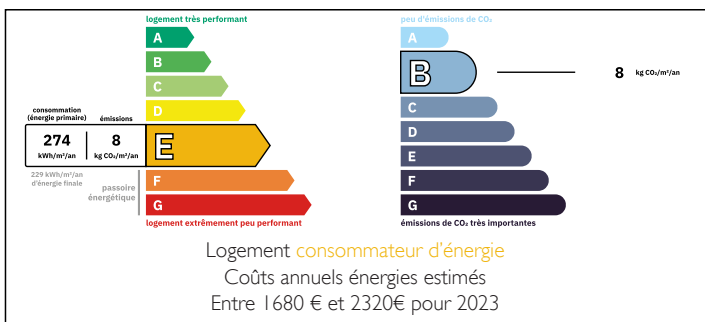
Separate bathroom

Exterior Highlights:

Adjoining outbuildings including a workshop, garage,

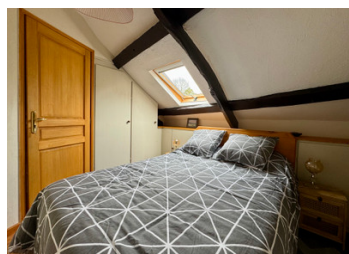


## ENERGY - DPE



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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

Dimensions...

Ground floor - 66.5m<sup>2</sup>

Kitchen -  $(4 \times 3.6) = 14.4\text{m}^2 + (1.8 \times 1.5) = 2.7\text{m}^2 = 17.1\text{m}^2$

Utility room -  $1.9 \times 1.3\text{m} = 2.5\text{m}^2$

W.C. -  $0.8 \times 1.5 = 1.2\text{m}^2$

Living Room -  $(3.9 \times 5.3) + (0.8 \times 2.3) = 20.7\text{m}^2 + 1.8\text{m}^2 = 22.5\text{m}^2$

Hallway -  $1.7 \times 2.7 = 4.6\text{m}^2$

Veranda -  $3.8 \times 4.9 = 18.6\text{m}^2$

1st Floor - 23.4m<sup>2</sup>

Landing -  $2.1 \times 1.2 = 2.5\text{m}^2$

Bedroom 1 -  $2.8 \times 2$  (3 floors) = 5.6m<sup>2</sup>

Bedroom 2 -  $(2.3 \times 1.4) + (1.5 \times 1.0) = 3.2\text{m}^2 + 1.5\text{m}^2 = 4.7\text{m}^2$

Bedroom 3 -  $(2.5 \times 3) + (1.2 \times 1.2) = 7.5\text{m}^2 + 1.4\text{m}^2 = 8.9\text{m}^2$

Bathroom with toilet -  $0.9 \times 1.9 = 1.7\text{m}^2$

Lean-to -  $2.6 \times 3.9 = 10.1\text{m}^2$

Workshop -  $9.2 \times 4.7 = 43.2\text{m}^2$

Garage -  $8.5 \times 3.7 = 31.5\text{m}^2$

Summer house -  $2.8 \times 2.8 = 7.8\text{m}^2$

Open barn -  $12.8 \times 9 = 115\text{m}^2$

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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