

A delightful cottage in an idyllic location with land and outbuildings.

EXCLUSIVE



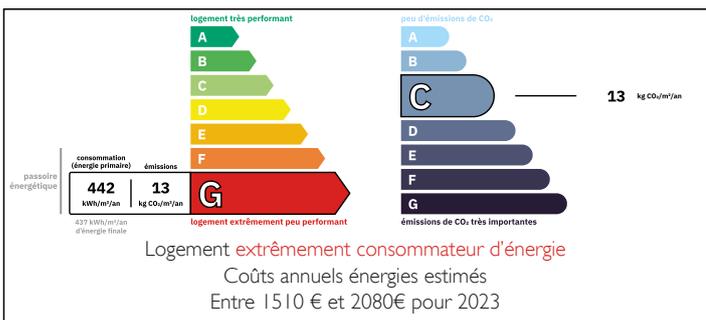
INFORMATION

Town:	Gourin
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	2497 m2

IN BRIEF

This lovely property has been carefully renovated by the current owners, using traditional methods, sympathetic to the age of the property. The ground floor offers spacious accommodation, consisting of a fitted kitchen/dining room with a woodfired cooking range, which heats the radiators throughout the house. On the opposite side of the entrance hall can be found the cosy sitting room with wood burner. Upstairs are 2 double bedrooms and a further bedroom, which would be perfect as a child's bedroom or a study. A converted attic space above completes the main accommodation. However, there are several useful outbuildings, some of which are adjacent to the house, whilst some are on the opposite side of the lane where the land is situated. This area would be ideal for growing fruit and vegetables - great for those wishing to be...

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:

Fitted kitchen/dining room with woodfired range cooker - 26.29m².

Entrance hall with built-in cupboards - 14.09m².

Sitting room with wood burner - 23.64m².

First floor:

Bedroom - 22.07m² at floor level.

Bedroom - 11.89m².

Child's bedroom/study - 7.80m².

Bathroom with bath, WC and handbasin - 7.11m².

Converted attic - 11.25m² at floor level.

Outside:

Outbuilding with plumbing for automatic washing machine, door to lane and storage above - 29.10m².
Outbuilding divided into 2 parts, one of which is 10.52m² and the other being 13.19m². An attic space above provides further useful storage space.
An open sided barn currently used to store wood.
An outbuilding without a roof behind the main house.

A brick built outbuilding situated on the land on the opposite side of the road.

Distances (all approximate):

Gourin - 4.5kms.

Le Faouët - 23.3kms.

Spézet - 11.4kms.

Carhaix-Plouguer - 22.5kms.

Quimper - 41.7kms.

Concarneau - 42.9kms.

Brest airport - 85.2kms.

Roscoff ferry port - 86.7kms.

LOCAL TAXES

Taxe habitation: EUR

NOTES