

Ref: A38444EDA29 Price: 119 900 EUR

agency fees included: 9 % TTC to be paid by the buyer (110 000 EUR without fees)

### A delightful 3 bedroomed cottage in a quiet hamlet.















# INFORMATION

Town: Plonévez-du-Faou

Department: Finistère

Bed: 3

Bath: 2

Floor: 81.3 m2

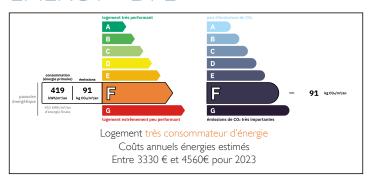
Plot Size: 930 m2

## IN BRIEF

This lovely cottage would make a great permanent or holiday home. Ideally situated in a quiet location overlooking countryside but with all daily amenities available in the village found a couple of minutes away, the property offers well-presented accommodation. On the ground floor can be found a good sized kitchen/dining room, a cosy sitting room with a wood burner, 2 bedrooms and a bathroom, making it a perfect property for those less able to manage the stairs. Upstairs is the main bedroom with an ensuite shower room.

Outside, the terrace, which is accessible from the kitchen, is the perfect place to enjoy the sunny days of summer, whilst enjoying views over the surrounding countryside. Outbuildings on both sides of the property provide perfect places for storage or a workshop. Whilst a further outbuilding at the end of...

# **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.



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# LOCAL TAXES

Taxe foncière: 310 EUR

Taxe habitation: EUR

# NOTES

## DESCRIPTION

Property description (all measurements are approximate):

### Ground floor:

Fitted kitchen with gas cooker, plumbing for an automatic washing machine, French doors to the garden and a door to the hall - 22.90m2.

Bathroom with shower, WC, bidet and handbasin - 4.85m2.

Bedroom with built-in cupboards - 10.95m2.

Sitting room with wood burner and stairs to first floor - 21.68m2.

Bedroom - 13.19m2.

#### First floor:

Bedroom with window seats - 17.96m2 at floor level.

Ensuite shower room with shower, handbasin, WC and built-in cupboards - 3.24m2.

#### Outside:

Outbuilding constructed in metal and found at the bottom of the garden - 30.57m2.

Attached outbuilding to the left of the house - 25.57m2.

Attached outbuilding to the right of the house, which houses the boiler and oil tank - 22.04m2.

### Distances (all approximate):

Plonévez du Faou village - 2.3kms.

Châteauneuf du Faou - 10.4kms.

Carhaix-Plouguer - 23.0kms.

Spézet - 16.8kms.

Roscoff ferry port - 63.7kms.

Brest airport - 70.6kms.

Beach at Plonévez-Porzay - 49.8kms.

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Information about risks to which this property is