

A delightful 3 bedroomed cottage in a quiet hamlet.

EXCLUSIVE



INFORMATION

Town:	Plonévez-du-Faou
Department:	Finistère
Bed:	3
Bath:	2
Floor:	81.3 m2
Plot Size:	930 m2

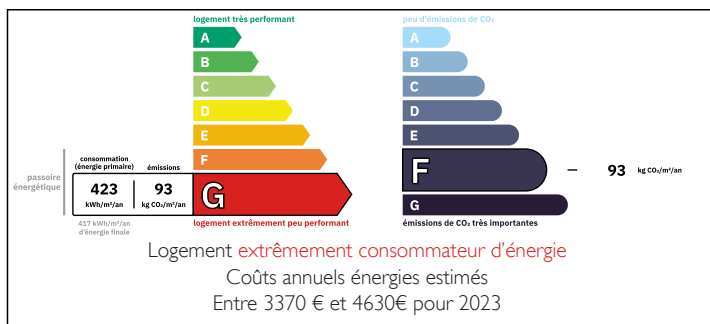
IN BRIEF

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...

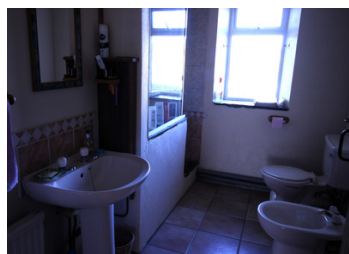


ENERGY - DPE



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 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.

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: 310 EUR

Taxe habitation: EUR

NOTES