

A lovely stone longère with outbuilding situated in an idyllic location.



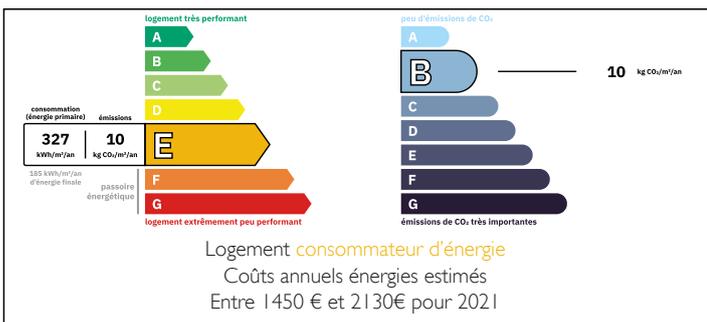
INFORMATION

Town:	Brasparts
Department:	Finistère
Bed:	2
Bath:	1
Floor:	89 m2
Plot Size:	835 m2

IN BRIEF

This lovely stone longère, which is situated at the end of a country lane, would make an ideal permanent or holiday home. It has recently benefitted from an upgrade, including the installation of a new septic tank, new fitted kitchen and a complete re-wire. On the ground floor can be found a bedroom and shower room - perfect for those less able to manage the stairs - as well as a cloakroom and a sitting room with a large fireplace and wood burner. Stairs from the sitting room lead up to a bedroom. Above the kitchen/dining room can be found another large room, which is currently used as a bedroom. This room is a big enough to be divided into a further bedroom and a bathroom - a toilet already being present in the room. Outside, the outbuilding...

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 details (all measurements are approximate):

Ground floor:

Fitted and equipped kitchen/dining room with entrance door and walk-in store cupboard housing hot water tank - 21.47m².

Bedroom/study - 7.68m².

Shower room with shower, hand basin and WC.

Separate WC.

Small entrance hall with door to back garden.

Sitting room with chimney and wood burner - 23.93m². Stairs leading to on the first floor:

Bedroom with under eaves cupboards - 17.01m².

Stairs from kitchen/dining room lead to:

2nd room with toilet in the corner - 45.43m².

Outside:

Outbuilding opposite main house with flagstone floor and large chimney and mezzanine area - 28.95m² on ground floor.

Distances (all approximate):

Brasparts village - 6.7kms

Mont Saint-Michel de Brasparts - 6.2kms

Lac Saint Michel - 3.8kms

Pleyben - 16.2kms

Châteaulin - 26.2kms

Beach at Plonévez-Porzay - 48.6kms

Brest airport - 58.9kms

Roscoff ferry port - 59.4kms

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