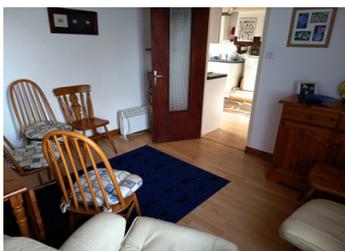


A traditional, 3 bedroomed longère with pretty gardens in a quiet location.

EXCLUSIVE



## INFORMATION

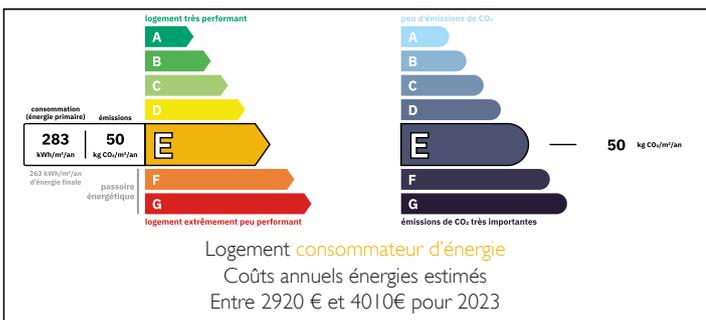
Town:	Collorec
Department:	Finistère
Bed:	3
Bath:	1
Floor:	97 m2
Plot Size:	529 m2

## IN BRIEF

Situated in the countryside, on the edge of the village, this pretty property has been carefully renovated and maintained by its current owners. The living room on the ground floor, with French doors leading onto the garden, is a light and spacious room with the benefit of a wood burner for those chilly days. Also on this floor can be found the kitchen and a room which would make a great bedroom for those less able to manage the stairs, being situated next to the shower room. However, as the room leads from the kitchen, it would also make a perfect dining room. Upstairs there are 2 good sized bedrooms and a child's bedroom/office, as well as a WC.

Outside, a terrace leads to a pretty garden of manageable size with established trees and shrubs. A lean to 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 description (all measurements are approximate):

Ground floor:

Entrance hall with gas boiler and stairs to first floor.  
Kitchen with original fireplace (now blocked off) with doors to hall, shower room and a bedroom/dining room - 11.18m<sup>2</sup>.

Shower room with shower, WC, hand basin, heated towel rail and room heater.

Bedroom/dining room - 9.98m<sup>2</sup>.

Sitting room with wood burner and French doors to garden - 31.74m<sup>2</sup>.

Upstairs:

Bedroom with Velux windows and hot water tank - 22.30m<sup>2</sup> (at floor level).

WC and hand basin.

Child's bedroom/study - 4.76m<sup>2</sup>.

Bedroom with Velux windows - 28.53m<sup>2</sup> (at floor level).

Distances (all approximate):

Collorec village centre - 0.6kms.

Plonévez-du-Faou - 5.8kms.

Châteauneuf-du-Faou - 13.9kms.

Carhaix-Plouguer - 18.2kms.

Brest airport - 74.2kms.

Roscoff ferry port - 65.1kms.

Beach at Plonévez-Porzay - 53.5kms.

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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 foncière: **286 EUR**

Taxe habitation: **EUR**

## NOTES