

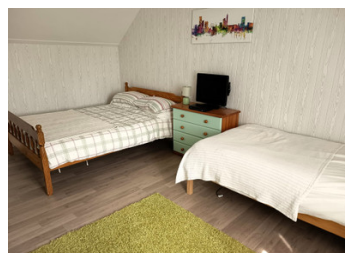
A recently renovated cottage in a quiet location with beautiful views over countryside.

EXCLUSIVE



## INFORMATION

Town:	Scaër
Department:	Finistère
Bed:	2
Bath:	2
Floor:	79 m2
Plot Size:	1484 m2

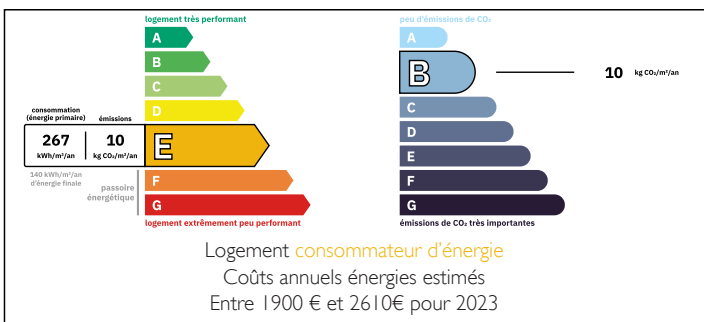


## IN BRIEF

This pretty cottage has just undergone a total renovation to the main part of its accommodation, including full insulation and a new electrical system. The ground floor is now open plan, offering a light and airy space consisting of a fitted kitchen/sitting room. The older part of this floor offers a useful utility area leading to a storage area with a mezzanine above and stairs to the basement. A shower room with separate WC completes the accommodation on this floor. Upstairs can be found 2 good sized double bedrooms and a lovely shower room.

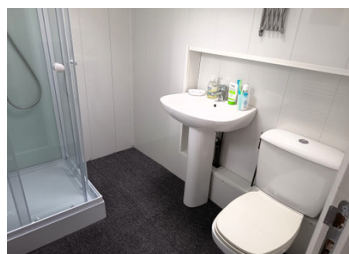
Outside, a covered decked area in the garden provides the perfect place to savour a barbecue whilst enjoying the beautiful countryside views. The land behind the house would make an ideal vegetable garden or a great space for a quick game of football...

## 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.



## DESCRIPTION

Property description (all measurements are approximate):

Ground floor:

Open plan fitted kitchen/dining room/sitting room with biofuel fire, door to garden, cupboard under the stairs leading to first floor and door to utility area - 42.33m<sup>2</sup>.

Utility area with sink, plumbing for automatic washing machine and dishwasher - 9.23m<sup>2</sup>.

Shower room with shower and hand basin.

Separate WC.

Store room with stairs to mezzanine area above, which includes the area over the utility area, and stairs to basement - 7.97m<sup>2</sup>.

Basement - 22.39m<sup>2</sup>.

First floor:

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

Bedroom with loft hatch - 14.81m<sup>2</sup> at floor level.

Bedroom with loft hatch - 19.20m<sup>2</sup>.

Outside:

Garage with double doors - 15.46m<sup>2</sup> with attached wood store - 12.11m<sup>2</sup>.

Distances (all approximate):

Scaër town - 2.3kms.

Rosporden - 15.9kms

Quimper - 36.7kms.

Roscoff ferry port - 99.2kms.

Brest airport - 89.5kms.

Coast at La Forêt-Fouesnant - 31.1kms.

## LOCAL TAXES

Taxe foncière: **821 EUR**

Taxe habitation: **EUR**

## NOTES