

A stunning property consisting of a main house, gîtes, outbuildings and land, close to beautiful beaches.



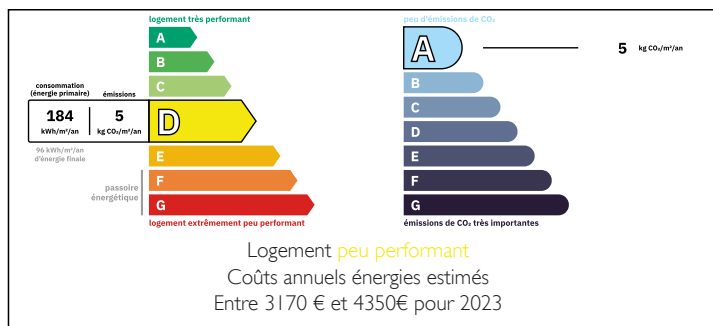
INFORMATION

Town:	Cast
Department:	Finistère
Bed:	10
Bath:	9
Floor:	448 m2
Plot Size:	12574 m2

IN BRIEF

This beautiful property has been carefully and thoughtfully renovated by its current owners. Ideally situated approximately 10 minutes from the magnificent beaches of the bay of Douarnenez and from the medieval town of Locronan, the property has very successfully hosted guests as a chambres d'hôtes and gîtes for several years. Currently consisting of the main house and 2 gîtes, planning permission has been granted for a 3rd gîte of 5 bedrooms and services to this outbuilding have been installed. In addition, planning permission has previously been granted for the conversion of a further outbuilding into 3 2-bedroomed gîtes. The plans are still available for this project, making further application for planning permission more straightforward. Good sized gardens and land, complete with a pétanque pitch, a childrens' play area and beautiful views towards the Menez Hom, are...

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). Areas of a room with a height of under 1.8m are not considered habitable space, thus giving, for some rooms, the habitable surface area and the surface area at floor level.

Main house:

Basement with plumbing for automatic washing machine - 16.97m².

Ground floor:

Fitted kitchen with range cooker and built-in microwave oven, door to veranda and arch to sitting room - 13.54m².

Sitting room with wood burner - 23.5m².

Entrance hall - 9.59m².

Dining room with closed chimney - 23.07m².

Study accessed from the stairs between the ground floor and first floor - 13.52m².

First floor:

Landing with 2 storage cupboards, each housing a hot water tank - 9.75m².

Bedroom/studio with corner fitted kitchen with a sink - 22.8m² with ensuite bathroom with bath, separate shower, hand basin and WC - 10.18m².

Bedroom/studio with built-in cupboards and fitted corner kitchen with a sink - 21.17m² with ensuite bathroom consisting of bath, separate shower, handbasin and WC - 10.53m².

Reading area - 4.59m².

Second floor:

Landing with 2 cupboards, one of which houses a hot water tank - 7.23m².

Bedroom - 13.34m² habitable surface / 14.76m² at floor level - ensuite shower room with shower, hand basin and WC - 3.94m² habitable surface / 5.32m²

LOCAL TAXES

Taxe foncière: 1016 EUR

Taxe habitation: EUR

NOTES