

A spacious family home with an easy to maintain garden within walking distance of local amenities.



INFORMATION

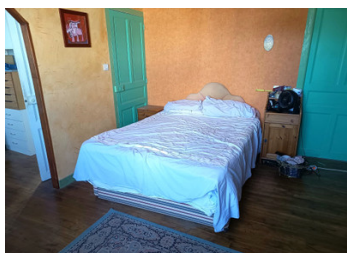
Town:	Spézet
Department:	Finistère
Bed:	4
Bath:	2
Floor:	129 m2
Plot Size:	406 m2

IN BRIEF

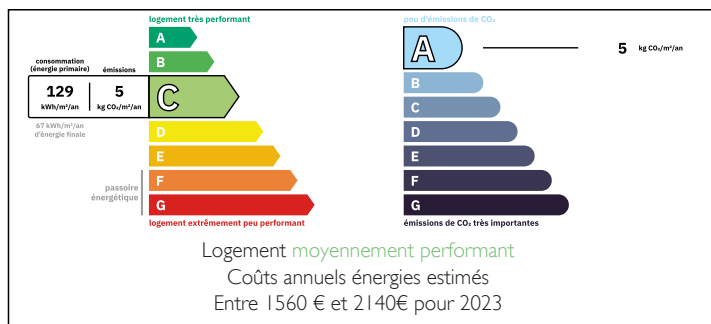
This village centre property was originally one of the local bars and, as such, the former bar area and catering kitchen now offers a good sized lounge/dining room area and kitchen of good proportions.

The bar owner's living accommodation was found on the first and second floors and, currently, the first floor consists of a bathroom and a workshop/bedroom, formerly the sitting room and dining room. These 2 areas are open plan but it would be possible to divide them with a wall, thereby making 2 separate rooms, as each area has a door to the landing. A door from the bedroom area leads to a store room, previously a kitchen. The second floor offers 3 bedrooms and a further bathroom.

The basement provides a perfect area for storage and still houses the old beer pumps! Outside,...



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:

Sitting room with door to storage cupboard and arch to dining area - 27.79m².

Dining room - 12.03m².

Fitted kitchen with appliances, plumbing for automatic washing machine and door to parking area - 20.17m².

Small hall with doors to basement and stairs leading to the first floor.

First floor:

Bathroom with bath, handbasin, WC and built-in cupboard - 9.02m².

Workshop (formerly a sitting room) with arch to bedroom area- 14.12m².

Bedroom area (formerly a dining room) with a door to a storeroom (formerly a kitchen) - 15.54m².

2nd floor:

Bathroom with bath, handbasin, and WC - 6.35m².

L-shaped child's bedroom/study - 8.27m².

Landing.

Bedroom - 13.55m².

Bedroom - 10.34m².

Basement housing original beer pumps - 51.43m².

Outside:

WC.

Garage with space for one car.

Garden with small garden shed.

Distances (all approximate):

Châteauneuf du Faou – 9kms.

Carhaix-Plouguer – 18kms.

LOCAL TAXES

Taxe foncière: **640 EUR**

NOTES