

Contemporary 3-bedroom detached residence with outbuildings. Bright and airy, with generous enclosed garden.



## INFORMATION

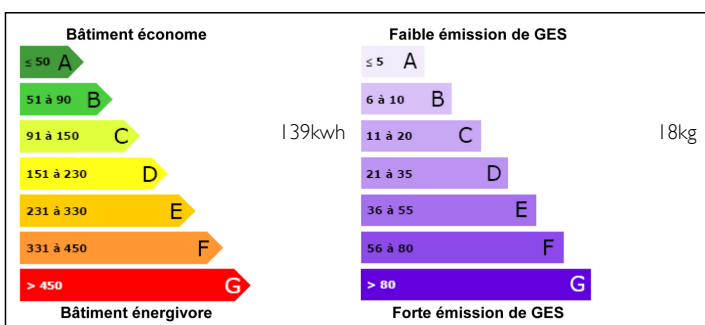
Town:	Lan-de-leau
Department:	Finistère
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	1843 m2

## IN BRIEF

Contemporary 3-bedroom detached residence with outbuildings. Bright and airy, with generous enclosed garden and above ground pool. Single storey house consists of: - a spacious entrance, - equipped kitchen, gas hob, electric oven - two large, bright and spacious living rooms, - 3 large bedrooms, one of which has a dressing room and WC - a bathroom with bathtub and shower, - a shower room Large enclosed garden and courtyard with automated gate. Numerous workshops and garages, 18m<sup>2</sup> greenhouse and an above-ground swimming pool. 10 minutes from Plounévez du Faou 15 minutes from Carhaix, just 4 minutes from the expressway. 50 minutes to Brest Airport 45 minutes to Morlaix or Brest TGV station for Paris 60 minutes Roscoff ferryport



## 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

Modern town house

Spacious and bright town house from 2004 located in the town of Landeleau.

Single storey house consists of:

- a spacious entrance,
- Equipped kitchen, gas hob, electric oven
- two large, bright and spacious living rooms,
- 3 large bedrooms, one of which has a dressing room and WC
- a bathroom with bathtub and shower,
- a shower room

Large enclosed garden and courtyard with automated gate.

Numerous workshops and garages, 18m<sup>2</sup> greenhouse and an above-ground swimming pool.

10 minutes from Plounévez du Faou

15 minutes from Carhaix,

just 4 minutes from the expressway.

50 Minutes to Brest Airport

45 minutes to Morlaix or Brest TGV station for Paris

60 minutes Roscoff ferryport

Dimensions:

Ground floor - 163m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **648 EUR**

## NOTES

Entrance/Corridor - (3.5m x 2.0m) + (1.0m x 0.8m) = 7.8m<sup>2</sup>

Kitchen - 6.6m x 3.6m = 23.8m<sup>2</sup>

Pantry - 2.6m x 1.8m = 4.7m<sup>2</sup>

Bedroom 1 - 3.2m x 3.6m = 11.5m<sup>2</sup>

Bedroom 2 - 3.6m x 3.7m = 13.3m<sup>2</sup>

Bedroom 3 - 3.6m x 3.2m = 11.5m<sup>2</sup>

with dressing room - 1.0m x 1.9m = 1.9m<sup>2</sup>

with WC - 1.2m x 1.3m = 1.6m<sup>2</sup>

Bathroom - (2.6m x 3.5m) + (0.9m x 0.9m) = 9.1m<sup>2</sup> + 0.8m<sup>2</sup> = 9.9m<sup>2</sup>

Shower room - 5.7m x 4.4m = 25m<sup>2</sup>

Hallway - 1m x 1.7m = 1.7m<sup>2</sup>

Shower room - 1.7m x 1.5m = 2.6m<sup>2</sup>