

Renovated 3-bedroom house with stone outbuilding and spacious garden, nestled in a peaceful rural hamlet.



INFORMATION

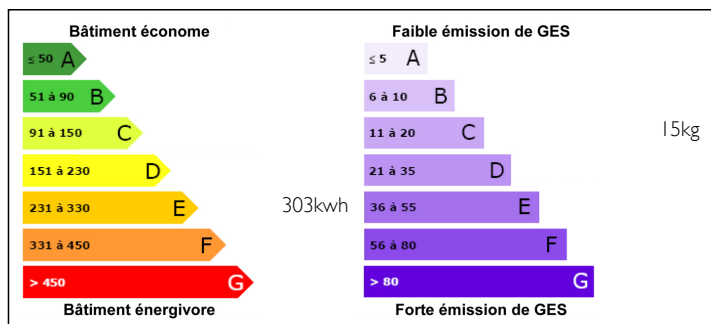
Town:	Lan-de-leau
Department:	Finistère
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	1270 m2

IN BRIEF

Spacious and light, 3 bedroom character cottage, set in quiet rural hamlet. Good sized garden and secluded terrace. Recent conforming septic tank. New quality double glazing. Recent rewiring and electrical revision. Wood burning stove with lined flue. Stone outbuilding could be put to various uses.

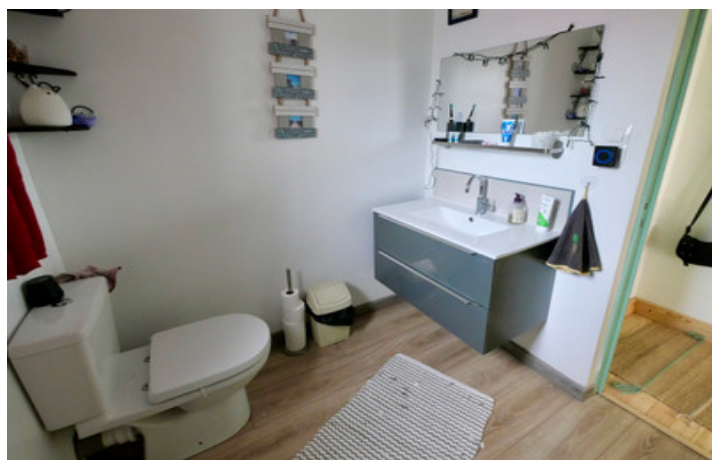


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 550 EUR

NOTES

DESCRIPTION

Spacious and light, 3 bedroom character cottage, set in quiet rural hamlet.
Good sized garden and secluded terrace.
Recent conforming septic tank. New quality double glazing.
Recent rewiring and electrical revision.
Wood burning stove with lined flue.
Stone outbuilding could be put to various uses.

Comprising of...

Ground floor -

Hallway - $(1,0m \times 1,0m) + (2,9m \times 2,0m) = 1,0m^2 + 5,8m^2 = 6,8m^2$

Kitchen - $3,2m \times 4,8m = 15,4m^2$

Corridor - $2,1m \times 1,0m = 2,1m^2$

Shower room - $(2,0m \times 1,9m) + (0,9m \times 1,4m) = 3,8m^2 + 1,3m^2 = 5,1m^2$

Lounge - $6,0m \times 5,0m = 30m^2$

First Floor -

Landing - $(1,0m \times 0,8m) + (1,9m \times 0,9m) + (1,0m \times 1,3m) = 0,8m^2 + 1,7m^2 + 1,3m^2 = 3,8m^2$

WC - $2,0m \times 1,0m$ (1,3m sol) = $2,0m^2$

Bedroom 1 - $3,6m \times 3,2m$ (5,5m sol) = $11,5m^2$

Office - $4,0m \times 4,1m$ - $(1,0m \times 0,8m) = 16,4m^2 - 0,8m^2 = 15,6m^2$

Bedroom 2 - $2,9m \times 3,2m = 9,3m^2$

Bedroom 3 - $4,5m \times 2,6m$ (3,0m sol) = $11,7m^2$

Stone outbuilding - $3m \times 8,2m = 25m^2$. No Electric or water

Garden shed - $3,9m \times 3,9m = 15m^2$ No Electric or water

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>