

A delightful house with stunning, countryside views and a large garden.



INFORMATION

Town:	Cléden-Poher
Department:	Finistère
Bed:	3
Bath:	1
Floor:	110.89 m2
Plot Size:	2227 m2

IN BRIEF

This lovely house would make an ideal permanent or holiday home.

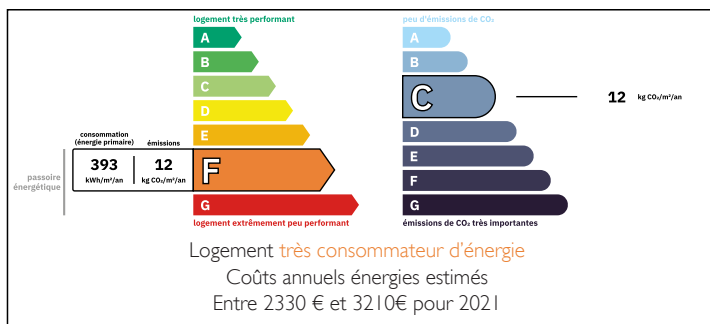
Spacious accommodation on the ground floor provides a good sized fully fitted kitchen/dining room, as well as a large living room, in addition to a sitting room with a wood burner. A door from the living room leads to a store room, complete with fireplace, as well as a shower room with WC - perfect for cleaning up after a day in the garden!

Upstairs there are 2 double bedrooms, as well as a third bedroom which, whilst smaller, easily provides enough space for twin beds. There is also a useful landing area, which would be perfect for use as an office space or craft room.

French doors from the kitchen/dining room lead to a terrace with beautiful views across countryside towards the Nantes/Brest Canal and a large garden,



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: 600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor:

Kitchen/dining room, fitted with handmade kitchen cupboards and double glazed French doors to the terrace - 22.20m².

Sitting room with understairs cupboard and wood burner - 28.80m².

Living room with small built-in cupboard - 22.82m².

Store room with fireplace and hot water tank - 8.00m².

Shower room with WC and hand basin - 7.62m².

Upstairs:

Main bedroom - 21.96m².

Bedroom - 12.34m².

Child's bedroom - 6.64m².

Landing area/study - 6.86m².

Bathroom with bath, hand basin and WC - 4.58m².

Distances (all approximate):

Cléden-Poher village - 1.7kms.

Carhaix-Plouguer - 13.3kms.

Châteauneuf du Faou - 13.5kms.

Brest airport - 76.8kms.

Roscoff ferry port - 77.1kms.

Beach at Plonévez-Porzay - 49.4kms.

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