

A 4 bedroomed property for renovation.

EXCLUSIVE



INFORMATION

Town:	Lanleau
Department:	Finistère
Bed:	4
Bath:	0
Floor:	128 m2
Plot Size:	953 m2

IN BRIEF

Once fully renovated, this property would make an ideal permanent or holiday home. Renovations have already been started by the current owner with the removal of non weight-bearing walls on the ground floor to allow for open plan living. Upstairs, there are 4 good sized bedrooms, of which one could be converted into a bathroom, as there is already a sink in the room. A basement provides useful storage space, as well as housing the hot water tank, boiler etc. The entrance to the garage has been bricked up but this could be re-opened.

Outside, good sized gardens, backing on to farmland, surround the house, and would make an ideal place for a vegetable garden and the cultivation of fruit trees. A well is a useful water supply for tending this outside space.

The village of Spezet, where...

ENERGY - DPE

DPE not required.

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 details (all measurements are approximate):

Ground floor:

Former kitchen with plumbing for sink and doors to the the basement, the front and back of the house - 20m².

Former bathroom with sink and toilet and bedroom - 15.02m².

Sitting room with fireplace (currently closed) - 34.14m².

Upstairs:

Bedroom with built-in cupboard and parquet flooring - 16.34m².

Bedroom with built-in cupboard and parquet flooring - 15.28m².

Bedroom with built-in cupboard and parquet flooring - 14.99m².

Bedroom with sink, built-in cupboard and parquet flooring - 11.83m².

Basement:

Garage housing hot water tank and Linky meter - 36.84m².

Storeroom - 18.48m².

Boiler room with boiler and fireplace (currently closed) - 12.21m².

Distances (all approximate):

Spézet - 4.2kms.

Carhaix-Plouguer - 14kms.

Châteauneuf du Faou - 11kms.

The Nantes/Brest Canal - within walking distance.

Brest airport - 72.7kms.

Roscoff ferry port - 74.2kms.

Beach at Trezmalouen, Plonévez-Porzay - 51.9kms.

Information about risks to which this property is

LOCAL TAXES

Taxe habitation:

EUR

NOTES