

A delightful renovation project in a beautiful location, close to a stunning beach.



INFORMATION

Town:	Dinéault
Department:	Finistère
Bed:	0
Bath:	0
Floor:	70.29 m2
Plot Size:	3322 m2

IN BRIEF

The location of this property is idyllic, being on a very quiet country lane with beautiful views towards the Menez Hom, yet being approximately 5 minutes away from the lovely town of Châteaulin, through which meanders the Nantes/Brest Canal, and about 15 minutes away from a stunning beach.

The property has huge potential to make a great family or holiday home. The internal walls of the main house have been removed, giving a 'blank canvas' to configure the accommodation as required. Furthermore, planning permission has been granted to demolish the veranda and extend the property, as well as to convert the dependence into further living space.

To the front of the property, there is a good-sized flower garden, whilst behind the property there is land, which would make an ideal vegetable garden or orchard. The original bread oven remains...



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 description (all measurements are approximate):

Main house:

Ground floor with fireplace at one end and stairs leading to the first floor with cupboard under and double glazed windows - 46.18m².

First floor with double glazed windows - 47.23m² at floor level.

Veranda with access to former bathroom/storeroom - 17.79m².

Former bathroom/storeroom - 17.17m².

The outbuilding (formerly used for housing pigs): 37.78m².

Distances (all approximate):

Dinéault village - 1 km.

Châteaulin - 6.8kms.

Plomodiern - 9.3kms.

Quimper - 33.8kms.

Beach at Pentrez - 15.4kms.

Brest airport - 53.3kms.

Roscoff ferry port - 82.1 kms.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES