

****UNDER OFFER**** Four-bedroom house with walled courtyard, garden, and outbuildings .

EXCLUSIVE



INFORMATION

Town:	Saint-Thégonnec
Department:	Loc-Eguiner Finistère
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	990 m2

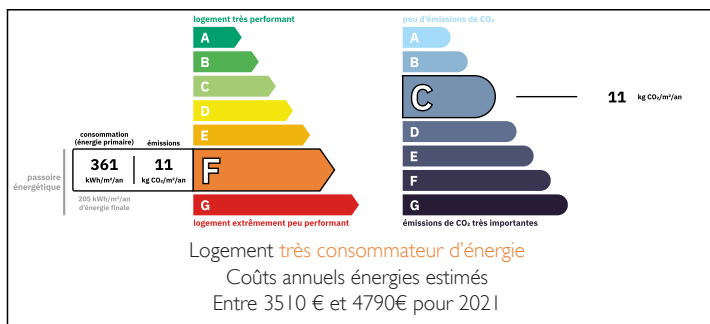
IN BRIEF

The property is semi-detached but not overlooked, ensuring privacy in both the courtyard and the garden.

Come and discover the charm of this former rural school, located just 5 km from the village center of Saint-Thégonnec. The property offers four bedrooms, three spacious rooms on the ground floor, a modern shower room on the first floor, and toilets on both the ground and first floors. There is a courtyard, a garden, and a covered playground area, all fully enclosed by stone walls.

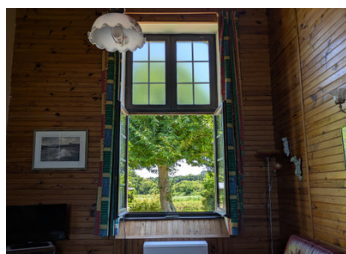


ENERGY - DPE



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: 1048 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Easy access to the front courtyard of the house.

The covered playground features a secure storage area for firewood (36 m²).

The main entrance opens into a vestibule, leading to the first living room with a study area, open to the fully fitted and equipped kitchen (36 m²).

To the left, a second lounge/dining room (28 m²) opens onto a games room with a laundry area and WC, with a second access to the outside from this room.

To the right of the kitchen, a door leads to a hallway serving:

- the cellar (21 m²), the walled garden, and the staircase to the:

First floor:

a landing, a fully equipped shower room (4 m²), and two bedrooms (13 and 16 m²).

Second floor:

converted attic space comprising:

a landing with electric water heater, and two bedrooms (8 and 9 m² habitable, 17 and 13 m² floor space). No central heating on the second level.

To the left of the house, a covered passageway gives access to the back of the house.

The individual sanitation system was redone in 2011.

The roof was replaced in 1999, and extensive renovation work was carried out in 2007 by various trades.

Village amenities just 5 km away: 2 schools, 1 middle school, 2 supermarkets, medical center, bars, and restaurants, as well as access to the N12.

School bus stop : 1 km

Morlaix: 20 minutes

Landivisiau: 15 minutes

Roscoff ferry terminal: 40 kms

Brest Guipavas Airport: 44 kms

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