

Charming 3-bedroom home with outbuildings, pool & generous garden in small hamlet.

EXCLUSIVE



INFORMATION

Town:	Lan-de-leau
Department:	Finistère
Bed:	3
Bath:	1
Floor:	90 m ²
Plot Size:	1897 m ²

IN BRIEF

Charming 3-bedroom home with outbuildings, pool & generous garden in small hamlet.

Set in a small hamlet just 6 minutes from the N164 and within easy reach of Carhaix (18 mins) and Châteauneuf-du-Faou (14 mins), this well-maintained character property offers spacious living and excellent outdoor features—perfect for enjoying the quiet countryside lifestyle.

Ground Floor:

Welcoming entrance hall

Fully fitted kitchen

Spacious and comfortable living room

Bright veranda ideal for relaxing year-round

Utility/laundry room

Separate WC

First Floor:

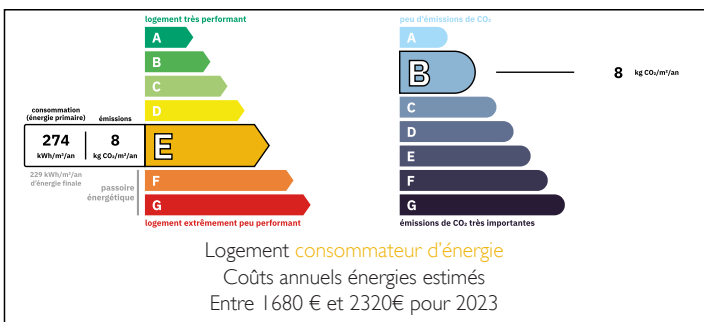
Three well-proportioned bedrooms

Separate bathroom

Exterior Highlights:

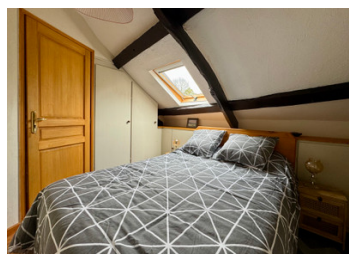
Adjoining outbuildings including a workshop, garage,

ENERGY - DPE



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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

Dimensions...

Ground floor - 66.5m²

Kitchen - (4 × 3.6m) = 14.4m² + (1.8 × 1.5m) = 2.7m² = 17.1m²

Utility room - 1.9 × 1.3m = 2.5m²

W.C. - 0.8 × 1.5 = 1.2m²

Living Room - (3.9 × 5.3) + (0.8 × 2.3) = 20.7m² + 1.8m² = 22.5m²

Hallway - 1.7 × 2.7 = 4.6m²

Veranda - 3.8 × 4.9 = 18.6m²

1st Floor - 23.4m²

Landing - 2.1 × 1.2 = 2.5m²

Bedroom 1 - 2.8 × 2 (3 floors) = 5.6m²

Bedroom 2 - (2.3 × 1.4) + (1.5 × 1.0) = 3.2m² + 1.5m² = 4.7m²

Bedroom 3 - (2.5 × 3) + (1.2 × 1.2) = 7.5 m² + 1.4 m² = 8.9 m²

Bathroom with toilet - 0.9 × 1.9 = 1.7 m²

Lean-to - 2.6 × 3.9 = 10.1 m²

Workshop - 9.2 × 4.7 = 43.2 m²

Garage - 8.5 × 3.7 = 31.5 m²

Summer house - 2.8 × 2.8 = 7.8 m²

Open barn - 12.8 × 9 = 115 m²

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