

An impressive 4 bedroomed property with large garden.

EXCLUSIVE



INFORMATION

Town:	Pleyben
Department:	Finistère
Bed:	4
Bath:	1
Floor:	148.68 m2
Plot Size:	4331 m2

IN BRIEF

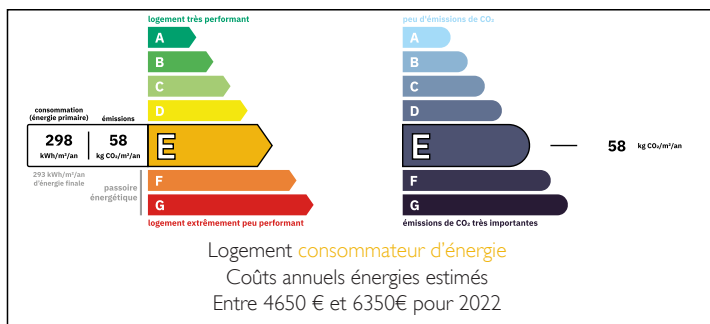
Situated in a quiet hamlet, yet being only a few minutes from the lovely town of Pleyben with its commerce, bars, restaurants and historic church, this impressive property would make an ideal family or holiday home. The spacious accommodation is organised over 2 floors, with the possibility of converting the loft space into further accommodation. On the ground floor are found 2 large sitting rooms, a kitchen, and a large hall, as well as a store room and a laundry, which gives access to the garage. Upstairs there are 4 large bedrooms and a bathroom.

The large gardens would provide a great space for growing fruit and vegetables - perfect for those wanting to become more self-sufficient - or for simply enjoying the barmy days of summer!

The property is well situated for accessing all that beautiful Finistère has to...

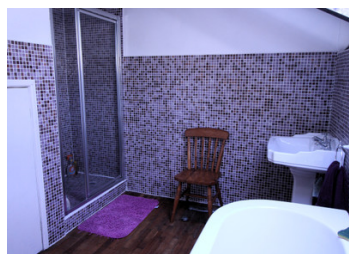


ENERGY - DPE



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.



DESCRIPTION

Property description (all measurements are approximate):

Ground floor:

Sitting room with wood burner and doors to the hall and kitchen - 25.98m².

2nd sitting room with fireplace - 17.53m².

Fitted kitchen with built in hob and oven and French doors to garden - 12.15m².

Entrance hall with stairs leading to first floor and doors to storage room and laundry room - 7.83m².

Laundry room with plumbing with automatic washing machine, boiler and door to garage - 7.66m².

Garage with workbench and outside tap - 29.33m².

Upstairs:

Bedroom - 12.30m².

Bathroom with bath, separate shower cubicle, hand basin, WC and cupboard housing hot water tank - 8.16m².

Bedroom with fireplace and built-in cupboards - 19.46m².

Bedroom - 10.40m².

Bedroom with fireplace - 15.81m².

Landing with door to attic space.

Attic - 51.05m².

Distances (all approximate):

Pleyben - 2,6kms.

Châteaulin - 13.3kms.

Beach at Plonévez-Porzay - 33kms.

Quimper - 36.7kms.

Brest airport - 53.8kms.

Roscoff ferry port - 73.5kms.

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

LOCAL TAXES

Taxe foncière: 633 EUR

Taxe habitation: EUR

NOTES