

Spacious and light 3-bedroom character cottage, set in a peaceful rural hamlet. Large garden with outbuilding.

EXCLUSIVE



INFORMATION

Town:	Lan-de-leau
Department:	Finistère
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	1270 m2

IN BRIEF

Set in a quiet rural hamlet, this bright and spacious 3-bedroom character cottage offers comfortable living in a tranquil countryside setting. Full of charm and natural light, the property is ideal as a main residence or a peaceful holiday home.

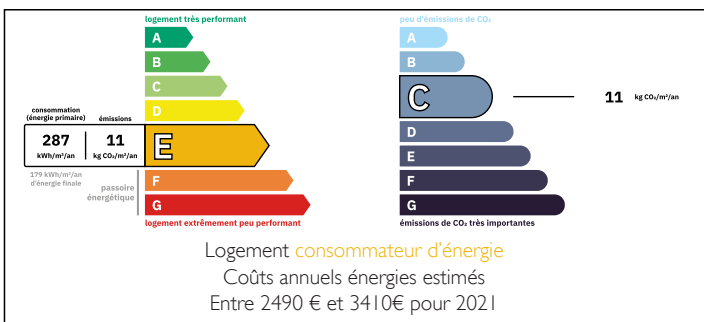
The house benefits from a generous garden with a secluded terrace, perfect for outdoor dining and relaxation. A stone outbuilding provides excellent additional space and could be adapted for storage, a workshop, or other uses (subject to permissions).

Key features include a conforming septic tank, quality double glazing throughout, a recent electrical revision, and a wood-burning stove with a lined flue, ensuring both comfort and peace of mind.

A charming and well-maintained countryside property offering space, privacy, and versatility in a serene rural environment.



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

The property benefits from a good-sized garden, a secluded terrace, and a conforming septic system. Recent improvements include new high-quality double glazing and a full electrical revision.

A wood-burning stove with lined flue adds comfort and charm.

A stone outbuilding offers excellent potential for a variety of uses.

Comprising of...

Ground floor -

Hallway - $(1,0\text{m} \times 1,0\text{m}) + (2,9\text{m} \times 2,0\text{m}) = 1,0\text{m}^2 + 5,8\text{m}^2 = 6,8\text{m}^2$

Kitchen - $3,2\text{m} \times 4,8\text{m} = 15,4\text{m}^2$

Corridor - $2,1\text{m} \times 1,0\text{m} = 2,1\text{m}^2$

Shower room - $(2,0\text{m} \times 1,9\text{m}) + (0,9\text{m} \times 1,4\text{m}) = 3,8\text{m}^2 + 1,3\text{m}^2 = 5,1\text{m}^2$

Lounge - $6,0\text{m} \times 5,0\text{m} = 30\text{m}^2$

NOTES

First Floor -

Landing - $(1,0\text{m} \times 0,8\text{m}) + (1,9\text{m} \times 0,9\text{m}) + (1,0\text{m} \times 1,3\text{m}) = 0,8\text{m}^2 + 1,7\text{m}^2 + 1,3\text{m}^2 = 3,8\text{m}^2$

WC - $2,0\text{m} \times 1,0\text{m}$ (1,3m sol) = $2,0\text{m}^2$

Bedroom 1 - $3,6\text{m} \times 3,2\text{m}$ (5,5m sol) = $11,5\text{m}^2$

Office - $4,0\text{m} \times 4,1\text{m}$ - $(1,0\text{m} \times 0,8\text{m}) = 16,4\text{m}^2 - 0,8\text{m}^2 = 15,6\text{m}^2$

Bedroom 2 - $2,9\text{m} \times 3,2\text{m} = 9,3\text{m}^2$

Bedroom 3 - $4,5\text{m} \times 2,6\text{m}$ (3,0m sol) = $11,7\text{m}^2$

Stone outbuilding - $3\text{m} \times 8,2\text{m} = 25\text{m}^2$. No Electric or water

Garden shed - $3,9\text{m} \times 3,9\text{m} = 15\text{m}^2$ No Electric or water

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