

A recently renovated cottage in a quiet location with beautiful views over countryside.

EXCLUSIVE



INFORMATION

Town:	Scaër
Department:	Finistère
Bed:	2
Bath:	2
Floor:	79 m2
Plot Size:	1484 m2

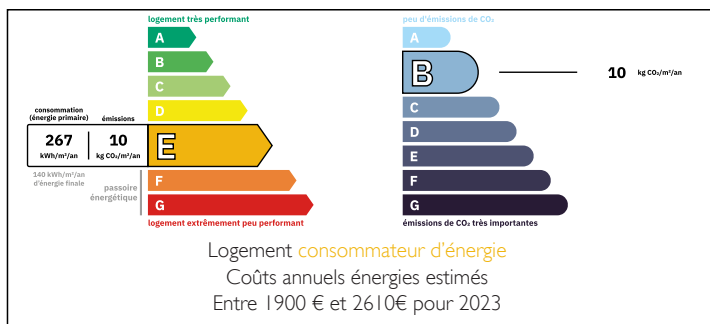
IN BRIEF

This pretty cottage has just undergone a total renovation to the main part of its accommodation, including full insulation and a new electrical system. The ground floor is now open plan, offering a light and airy space consisting of a fitted kitchen/sitting room. The older part of this floor offers a useful utility area leading to a storage area with a mezzanine above and stairs to the basement. A shower room with separate WC completes the accommodation on this floor. Upstairs can be found 2 good sized double bedrooms and a lovely shower room.

Outside, a covered decked area in the garden provides the perfect place to savour a barbecue whilst enjoying the beautiful countryside views. The land behind the house would make an ideal vegetable garden or a great space for a quick game of football...

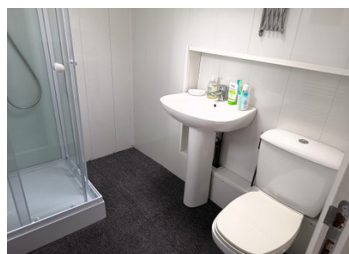


ENERGY - DPE



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:

Open plan fitted kitchen/dining room/sitting room with biofuel fire, door to garden, cupboard under the stairs leading to first floor and door to utility area - 42.33m².

Utility area with sink, plumbing for automatic washing machine and dishwasher - 9.23m².

Shower room with shower and hand basin.

Separate WC.

Store room with stairs to mezzanine area above, which includes the area over the utility area, and stairs to basement - 7.97m².

Basement - 22.39m².

First floor:

Shower room with shower, hand basin, WC and heated towel rail.

Bedroom with loft hatch - 14.81m² at floor level.

Bedroom with loft hatch - 19.20m².

Outside:

Garage with double doors - 15.46m² with attached wood store - 12.11m².

Distances (all approximate):

Scaër town - 2.3kms.

Rosporden - 15.9kms

Quimper - 36.7kms.

Roscoff ferry port - 99.2kms.

Brest airport - 89.5kms.

Coast at La Forêt-Fouesnant - 31.1kms.

LOCAL TAXES

Taxe foncière: 821 EUR

NOTES