

A spacious 2-bedroomed property with useful outbuildings and land in an idyllic location.



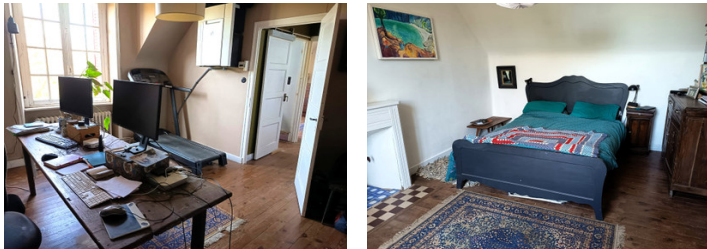
## INFORMATION

Town:	Châteauneuf-du-Faou
Department:	Finistère
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	5261 m2

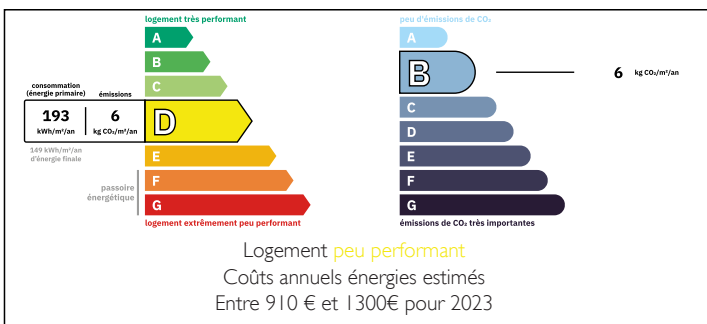


## IN BRIEF

Benefitting from the peace of the countryside yet being within walking distance of the centre of Châteauneuf-du-Faou and the Nantes/Brest canal, this property offers spacious living accommodation and perfect areas for working from home. The basement provides a large working area whilst an outbuilding would make a perfect independent office space. Both of these areas have water and electric connections. The living accommodation is light and airy and consists of a kitchen, living room, 2 bedrooms and a newly renovated bathroom. Other recent improvements include a new roof to the main house and outbuilding, a complete rewire of the house and outbuilding and the installations of a heat pump, solar panel for hot water and a mechanical ventilation system. Outside, the land with its stunning views would make a perfect area for growing vegetables and increasing the size...



## 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: 527 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Property description (all measurements are approximate):

Basement with water and electric connections - 40.56m<sup>2</sup>.

Ground floor:

Kitchen with fireplace - 14.16m<sup>2</sup>.

Sitting room with wood burner - 15.62m<sup>2</sup>.

Hall with cupboard under the stairs - 7.02m<sup>2</sup>.

Upstairs:

Bedroom - 15.86m<sup>2</sup>.

Bathroom with bath, handbasin and WC - 3.41m<sup>2</sup>.

Bedroom with fireplace - 15.91m<sup>2</sup>.

Outside:

Outbuilding with water and electric connections, including an independent fuse board and mezzanine above - 12.77m<sup>2</sup> on the ground floor.

Hangar - 39.93m<sup>2</sup>.

WC.

Land all of which is fully fenced.

Distances (all are approximate):

Centre of Châteauneuf-du-Faou - 1.7kms.

Carhaix-Plouguer – 24.1kms

Brest airport – 65.6kms.

Roscoff ferry port – 75.3kms

Beach at Plonevez Porzay – 45kms.

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