

Amazing sea views for this large family home with a garden and a self contained annexe.

EXCLUSIVE

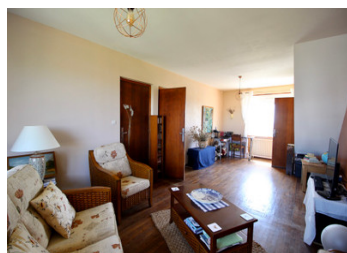


## INFORMATION

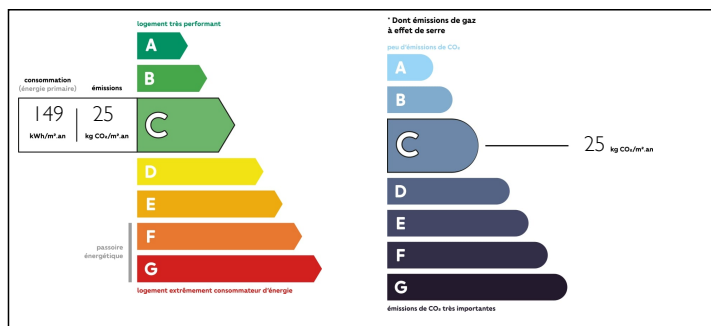
Town:	Treffiagat
Department:	Finistère
Bed:	5
Bath:	3
Floor:	215 m2
Plot Size:	416 m2

## IN BRIEF

If you are searching for a sea view this one is a must see! You have the most lovely view of the sea from both the 1st and 2nd floor, both of which have balconies so enable an even better view! There is a pretty port just a few hundred meters away too. This spacious home offers great accommodation with a lounge on each floor but you could of course arrange it as you please. There is also the huge bonus of the self-contained annexe which offers 2 bedrooms, a shower room and a living room with a corner kitchen and again that stunning view also benefitting from it's own balcony. Great for visiting family and friends or if you wanted some income .



## 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: 1653 EUR**

**Taxe habitation: 1925 EUR**

## NOTES

## DESCRIPTION

The accommodation is currently as follows-

Ground Floor

-Entrance Hall 11,1 m<sup>2</sup>

-Kitchen 12,5 m<sup>2</sup>

-Dining Room 14,5 m<sup>2</sup>

-WC 2,5 m<sup>2</sup>

-Cupboard 2 m<sup>2</sup>

-Bathroom 3,6 m<sup>2</sup>

-Laundry 5,9 m<sup>2</sup>

-Lounge 16,8 m<sup>2</sup>

First Floor

-Landing 5 m<sup>2</sup>

-Bedrooms 14,1 and 15,1 m<sup>2</sup>

- Lounge 26,1 m<sup>2</sup>

Second Floor

- Lounge 14,4 m<sup>2</sup>

- Bathroom 4,4 m<sup>2</sup>

-Bedroom 11,9 m<sup>2</sup>

Annexe

Ground Floor

-Bedroom 10,7 m<sup>2</sup>

First Floor

-Living room with corner kitchen 16,1 m<sup>2</sup>

- Bedroom 8,8 m<sup>2</sup>

- Shower room 2,7 m<sup>2</sup>

Travel

Quimper 32 km

Roscoff 135 km

Saint Malo 262 km

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