



House with character

PLOUEDERN (29)

660 000 €



324 m<sup>2</sup>



8 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

Exceptional property located near Landerneau, close to the RN12 and Brest Guipavas airport, charming residence offering 324 m<sup>2</sup> on a plot of 11,180 m<sup>2</sup> and benefiting from a privileged setting with large spaces hidden from view .

On the ground floor, a sumptuous entrance leading to a spacious double living room with parquet flooring and fireplace, a dining room opening onto two south/west terraces, a kitchen, a TV lounge, a master suite and a cloakroom.

On the first floor, an office mezzanine serves on one side a landing which leads to two bedrooms, one of which has a private bathroom and on the other side a hallway opening onto three bedrooms, a bathroom with bathtub and shower, a small music room and a laundry room with cupboards.

In the basement, a laundry area, cellar and garage for 2 vehicles, parking spaces complete this property.

A house of character with undeniable charm and careful decoration, it benefits from numerous advantages for a real favorite. Ideal family property.

This house opens onto a magnificent, sunny, southwest-facing garden offering a true haven of peace, a source of calm and serenity.

A large garden shed used in the workshop enhances the grassy and tree-lined park. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,13% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 831336

Property type ..... House with character

Year of construction ..... 1975

Exposure ..... S-W

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 324 m²

Living room surface ..... 82 m²

Land surface ..... 11180 m²

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 6

Number of bathrooms ..... 2

Toilets count ..... 3

Washrooms ..... 2

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 106

GES ..... 31

### APPENDIX

Parking ..... extérieur

Parking space ..... 7

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... aménagée



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