

Charming 2 bedroom cottage. Quiet location, close to village centre with amenities. Perfect holiday home!

## EXCLUSIVE



## INFORMATION

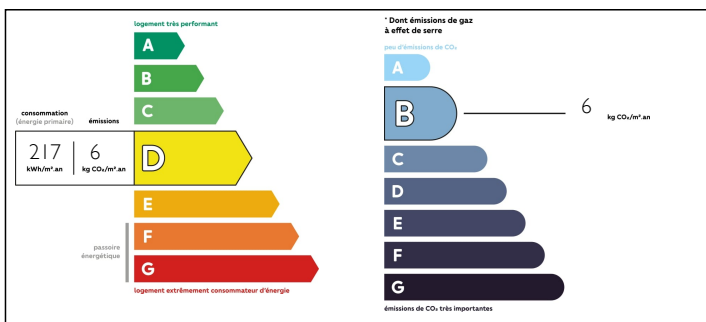
Town:	Guimiliau
Department:	Finistère
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	91 m2



## IN BRIEF

Charming 2 bedroom cottage in quiet cul de sac, short walk from town centre amenities, bar, grocery store, bakers, post office etc. Low maintenance garden, perfect lock up and leave holiday home. Bright and spacious rooms, fully renovated, double glazed and insulated. Great location for easy access to beaches, lakes and regional park 10 minutes from Landivisiau TGV station for Paris, Brest and Rennes. 30 minutes from the port of Roscoff, to the United Kingdom, Ireland and Spain by ferry, train and airport. 30 minutes from Brest International Airport

## 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

Ground Floor - 24m<sup>2</sup>

Living room/kitchen - (5,6m x 4,7m) - (2m x 1m) = 26,3m<sup>2</sup> - 2m<sup>2</sup> = 24,3m<sup>2</sup>

1st Floor - 25m<sup>2</sup>

Bedroom 1 - 16m<sup>2</sup>

Landing - (3m x 1,4m) + (0,8m x 1,6m) = 1,3m<sup>2</sup> + 4,2m<sup>2</sup> = 6m<sup>2</sup>

Shower room/W.C. - 3,1m<sup>2</sup>

2nd Floor - 23m<sup>2</sup> (11m<sup>2</sup> Standing height)

Bedroom 2 - = 24,1m<sup>2</sup>

The property benefits from a VMC

Courtyard/garden - 45m<sup>2</sup>

Public parking

Stone built

Village property with school and library

Train station with access to Brest

Taxi services

Shop and bar

10 minutes to Landivisiau TGV train station

30 minutes to Roscoff ferryport

30 minutes to Brest international airport

30 minutes to beaches

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

## NOTES