

Late nineteenth century house in excellent condition with over 4 acres of land

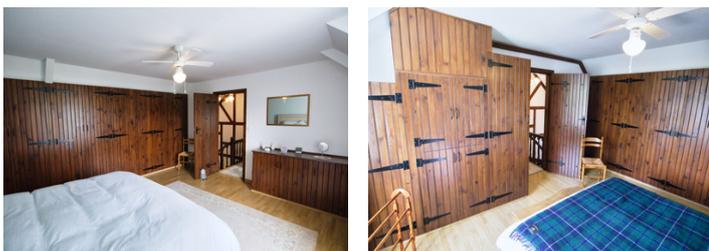


INFORMATION

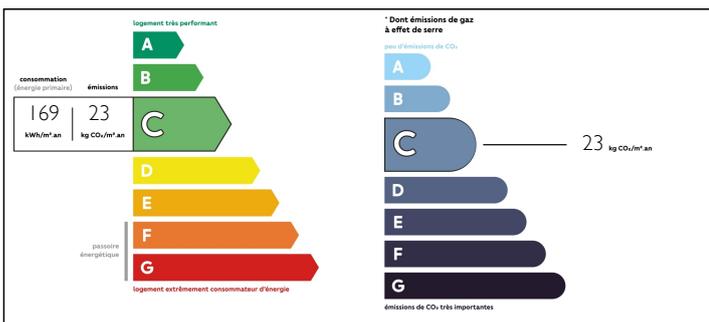
Town:	Saint-Hernin
Department:	Finistère
Bed:	3
Bath:	2
Floor:	131 m ²
Plot Size:	16072 m ²

IN BRIEF

This property boasts 3 bedrooms (possibly 4), 2 bathrooms, several outbuildings and pasture land.



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

The entrance hall leads to the first bedroom on the right and to the living room (24m²) on the left. The corridor takes you to the kitchen / dining room (25m²) and through to the downstairs shower room and to a separate boiler room. The staircase gives you access to the converted loft (11 m² under a height of 1.80m, 29 m² of floor space, can be used as a 4th bedroom).

The kitchen is fully fitted and includes a Stoves cooker (gas hob and electric oven)

On the first floor there are two bedrooms of 15m² and 20m² as well as a shower room of 4.50m² equipped with a shower, a washbasin and a toilet.

The land of 16 072 m² is divided into three parts: the garden, an adjoining field and a second separate field. There are several outbuildings spread over.

The property is surrounded by farmland.

Saint Hemin 5 kms

Carhaix (with all amenities) 10 kms

Roscoff ferry terminal 83 kms

Brest international airport 89 kms

An ideal location to discover Brittany in all directions

LOCAL TAXES

Taxe foncière:

709 EUR

NOTES