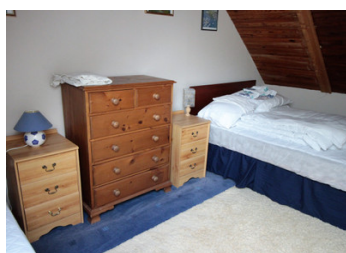


A cosy 2 bedroomed cottage with large garden.



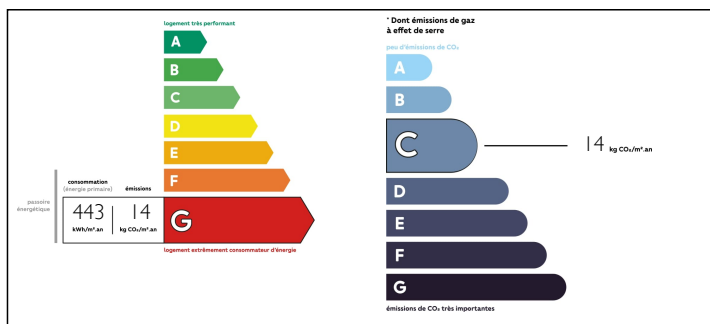
## INFORMATION

Town:	Clédén-Poher
Department:	Finistère
Bed:	2
Bath:	1
Floor:	65 m <sup>2</sup>
Plot Size:	1638 m <sup>2</sup>

## IN BRIEF

This cosy cottage would make an ideal lock up and leave holiday home or permanent home. Situated a short distance from a pretty village and with easy road connections to other parts of Brittany, the house benefits from a good sized conservatory, overlooking the large, easily maintained garden, as well as a cosy sitting room and 2 bedrooms. Larger commerce, including hypermarkets, do it yourself shops, numerous bars and restaurants etc can be found approximately 10 minutes away in Carhaix-Plouguer, which also plays host to the world famous Vieille Charrue music festival, whilst the stunning Pentrez beach is about 45 minutes away. This property is perfectly situated for exploring everything that beautiful Brittany has to offer!

## 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

Property description (all measurements are approximate):

Ground floor:

Kitchen area - 7.33m<sup>2</sup>.

Sitting room area with wood burner - 18.06m<sup>2</sup>.

Bathroom with hand basin, bath and WC.

Dining room/conservatory with cupboard housing washing machine and hot water tank - 13.66m<sup>2</sup>,

1st floor:

Bedroom - 13.70m<sup>2</sup> at floor level.

Bedroom - 12.24m<sup>2</sup> at floor level.

Small built in cupboard on the landing.

Distances (all approximate):

Cléden-Poher village centre - 1.7kms.

Carhaix-Plouguer - 11kms.

Beach at Pentrez, St. Nic - 52.7kms.

Roscoff ferry port - 79kms.

Brest airport - 76.5kms.

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

## LOCAL TAXES

Taxe foncière: 377 EUR

## NOTES