

A delightful 3 bedroomed country cottage in an idyllic location.



INFORMATION

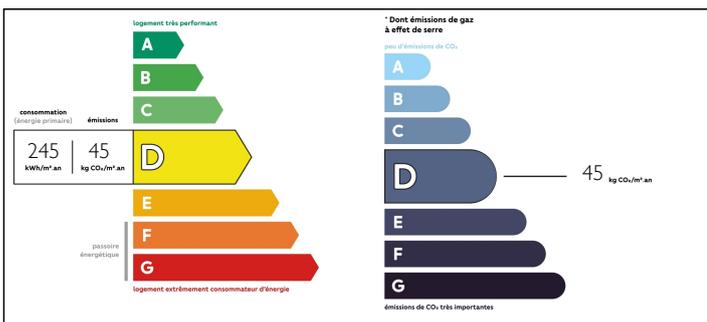
Town:	Berrien
Department:	Finistère
Bed:	3
Bath:	2
Floor:	92.86 m2
Plot Size:	885 m2



IN BRIEF

This pretty cottage is situated in an idyllic location at the end of an no through road. On the ground floor can be found a fitted kitchen with built in gas hob and electric oven and a wood burner, as well as a good sized sitting room and a WC. On the first floor are 2 double bedrooms and a shower room, whilst there is another bedroom and shower room on the 2nd floor, all of which provides spacious family accommodation. Outside, there is a stone-built garage, which has recently benefited from a new roof with 4 Velux windows and a new floor to the mezzanine - an area that would make a perfect office space or craft room. In addition, there is an outbuilding which, whilst in need of some repair, would make a useful area for a workshop or storage area. The pretty gardens are unoverlooked - a...

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 with built-in gas hob, electric oven and wood burner - 13.92m².

Sitting room - 16.43m².

WC.

First floor:

Bedroom - 15.28m².

Bedroom - 16.60m².

Shower room with shower, WC and hand basin.

2nd floor:

Bedroom - 20.49m².

Shower room with built-in cupboards, shower, hand basin and WC - 9.28m².

Outside:

Small stone lean-to housing boiler, washing machine and freezer.

Garage with mezzanine floor above - 39.66m² on ground floor.

Outbuilding in 2 parts:

First part with old fireplace - 34.85m².

2nd part - 16.73m².

Distances (all approximate):

Huelgoat - 7.9kms.

Carhaix-Plouguer - 23.3kms.

Morlaix - 24.5kms.

Brest airport - 68.2kms.

Roscoff ferry port - 51.2kms.

Beach at Locquirec - 41.8kms.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière:

177 EUR

NOTES