

A recently improved riverside 3/4 bedroom house with garage & outbuildings in Berrien

EXCLUSIVE

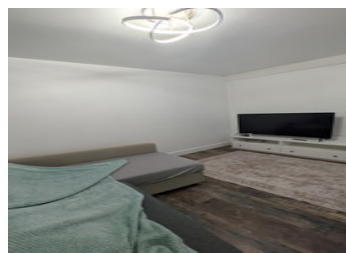
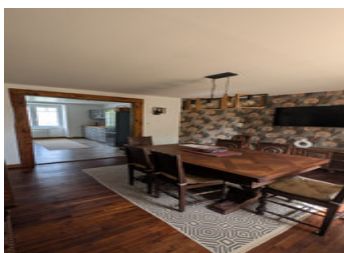


INFORMATION

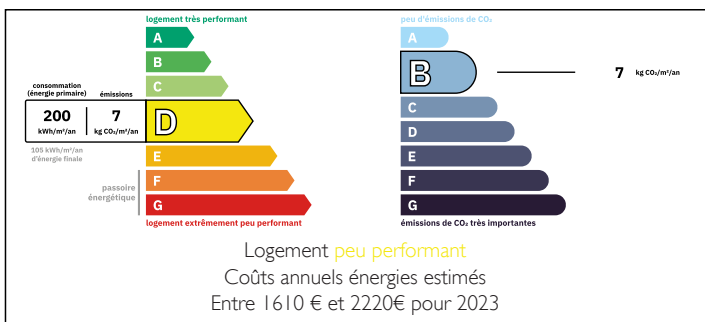
Town:	Berrien
Department:	Finistère
Bed:	4
Bath:	1
Floor:	72 m2
Plot Size:	5396 m2

IN BRIEF

Discover this charming, well-maintained home near the voie verte, nestled between the quaint villages of Berrien and Scrignac. The property features insulation, a new roof, and has been professionally treated for damp and parasites with a 10-year guarantee. Offering a newly fitted kitchen, adjoining dining room, welcoming salon, and a modern bathroom, it perfectly balances style and comfort. Upstairs, find three double bedrooms and a versatile small room ideal as an office. The basement and three-story garage offer great renovation potential. Outside, enjoy a stunning garden alongside a river, outbuildings, and your own island surrounded by woodland. Ideally situated for easy access to Morlaix TGV station, Roscoff ferry port, Brest airport, and the vibrant tourist village of Huelgoat. It is semi-detached with one neighbour

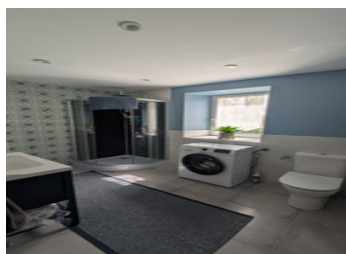
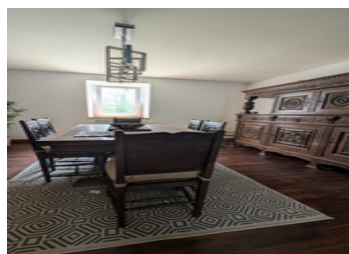
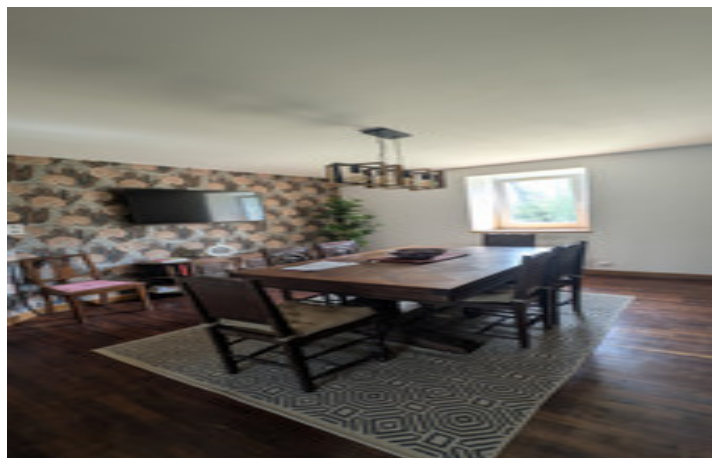


ENERGY - DPE



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

Welcome to this surprising house in Berrien, an inviting home in the heart of the picturesque countryside, ideal for walkers and cyclists. This property beautifully combines rustic charm with modern comforts, crafted for those seeking tranquility and convenience.

Interior Features:

Step through the front door into a welcoming hallway leading to a newly installed fitted kitchen (3m x 3.5m) designed for both functionality and style. The adjacent dining room (4m x 3.6m) is perfect for family meals and entertaining guests. The cozy salon (2.5m x 3.6m) is ideal for relaxing evenings. Also on the ground floor is a newly installed bathroom (3m x 2m) complete with a modern shower and suite.

Ascending the wooden staircase, there are three double bedrooms measuring approximately 2.6m x 3m, 2.6m x 4m, and 2.6m x 4m, along with a smaller room (3m x 1.2m) suitable for a home office or nursery. Each room has been tastefully decorated, enhancing the welcoming atmosphere.

The roof has been insulated to ensure energy efficiency. The roof is recently repaired, ensuring durability and protection against weather. The property has undergone professional treatment to combat damp and parasites, backed by a reassuring 10-year guarantee. For added comfort, electric heating keeps the home warm in cooler months. Most windows are double-glazed, adding to energy savings and noise reduction. It benefits from a VMC offering constant ventilation, preventing damp issues.

**DPE and diagnostics to be redone to reflect work done

A basement space, recently treated...

NOTES