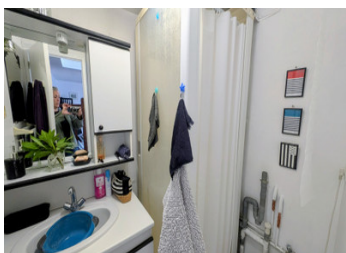
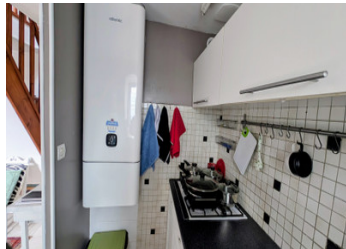
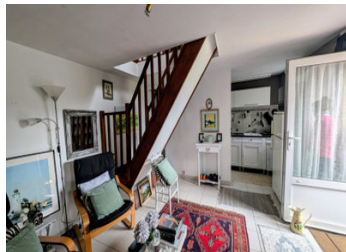


Charming Cottage with Garden – Ideal Holiday Home Near the Breton Coast

EXCLUSIVE



INFORMATION

Town:	Plouégat-Moysan
Department:	Finistère
Bed:	1
Bath:	1
Floor:	35 m ²
Plot Size:	530 m ²

IN BRIEF

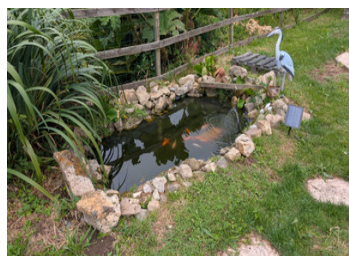
This delightful 35m² cottage offers an idyllic retreat in the heart of Brittany, perfect as a holiday home, investment property, or cosy residence for a small family. The fully fenced garden features an ornamental fish pond, mature planting, and a recently constructed wooden shed, creating a peaceful outdoor space that is easy to maintain. Inside, the ground floor comprises a bright 4m x 4m open-plan living and dining room with a practical kitchenette (2m x 1.4m) equipped with a cooker, hob, fridge-freezer, and a new electric water heater. A shower room completes the ground floor, while upstairs, the attic bedroom with Velux windows comfortably accommodates a double and single bed. Benefits include double glazing and a fosse septic system installed in 2017. Conveniently located with excellent transport links, the property is within easy reach of the Breton coast,...

ENERGY - DPE

DPE not required.

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

Tucked away in a peaceful Breton setting, this charming cottage combines character, practicality, and convenience in equal measure. Whether you are seeking a lock-up-and-leave holiday retreat, a first-time purchase, or a compact home for year-round living, this property offers an appealing opportunity.

Entering the cottage, you are welcomed into a bright and inviting open-plan living and dining area measuring approximately 4m x 4m. The room provides ample space for seating and dining furniture, creating a comfortable environment for relaxing or entertaining guests. In one corner is a fitted kitchenette (2m x 1.4m), complete with a cooker, hob, fridge-freezer, and a recently installed electric water heater, ensuring modern convenience within a compact footprint.

Adjacent to the living space is a shower room, thoughtfully positioned on the ground floor for ease of access.

A staircase leads to the first floor, where the attic bedroom benefits from Velux windows that flood the room with natural light. The space is versatile and can comfortably accommodate a double bed alongside a single bed, making it suitable for couples, small families, or visiting guests.

Outside, the fully enclosed garden is a particular feature of the property. Carefully planted and centred around an attractive fish pond, it offers a tranquil haven for enjoying the Breton sunshine. The recently constructed wooden shed provides valuable storage for bicycles, gardening equipment, or outdoor furniture.

The cottage benefits from double glazing throughout and a fosse septic system installed in 2017, offering reassurance to prospective purchasers.

Ideally positioned for exploring Brittany, the...

NOTES