

A traditional stone longère with land situated in a quiet hamlet.



INFORMATION

Town:	Berrien
Department:	Finistère
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	1178 m2

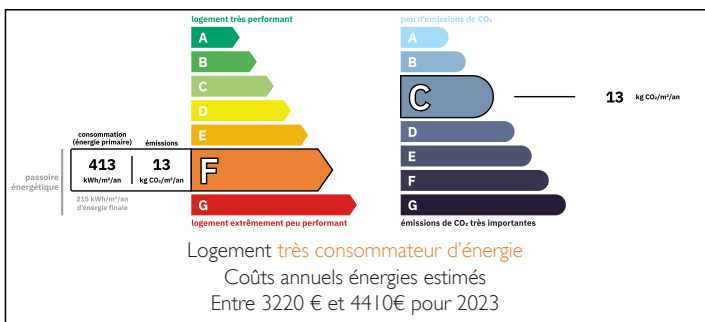
IN BRIEF

Situated in a peaceful hamlet and surrounded by beautiful countryside, this lovely stone longère would make an ideal permanent or holiday home. The spacious and open plan downstairs living area, boasts a fully fitted kitchen with integral appliances, which leads directly into a good sized lounge area, where a very grand open fireplace is an impressive feature, as well as a recently installed pellet burner. A downstairs bedroom/office with patio doors to the garden and a separate entrance, and a bathroom, complete with jacuzzi bath, offer an independent area, if needed. Upstairs can be found 2 further bedrooms, one with shower and handbasin, and a separate WC.

Outside, can be found a single garage, which is surrounded by land belonging to the property, all situated in the constructible zone of the hamlet. A stream flows through the...



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:

Open plan kitchen/living room:

Fitted kitchen area with entrance door - 23.73m².

Lounge area with fireplace and separate pellet burner - 22.89m².

Hallway to;

Bathroom with jacuzzi bath and handbasin - 3.21m².
Separate WC.

Bedroom/office with patio doors to garden and entrance door to the front - 12.91m².

Upstairs:

Bedroom with built in cupboard - 19.14m².

Bedroom with built-in cupboards, shower and handbasin - 15.36m².

Separate WC.

Landing.

Distances (all approximate):

Berrien village - 3kms.

Huelgoat - 7kms.

Morlaix - 22kms.

Beach at Plestin-les-Grèves - 37.8kms.

Brest airport - 64.1kms.

Roscoff ferry port - 46.6kms.

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

LOCAL TAXES

Taxe foncière: 265 EUR

Taxe habitation: EUR

NOTES