

Bright and spacious 4 bedroom house with basement and large mature garden

EXCLUSIVE



INFORMATION

Town:	Locmaria-Berrien
Department:	Finistère
Bed:	4
Bath:	2
Floor:	134 m2
Plot Size:	4768 m2

IN BRIEF

This beautiful stone house is set in a large mature garden at the edge of the village of Locmaria-Berrien Gare.

Bright rooms and tall ceilings give a great sense of space, further enhanced by the secluded terrace overlooking the garden and pond.

Just a few steps from the EuroVelo1 greenway cycling and hiking route.

There is a restaurant and bar nearby.

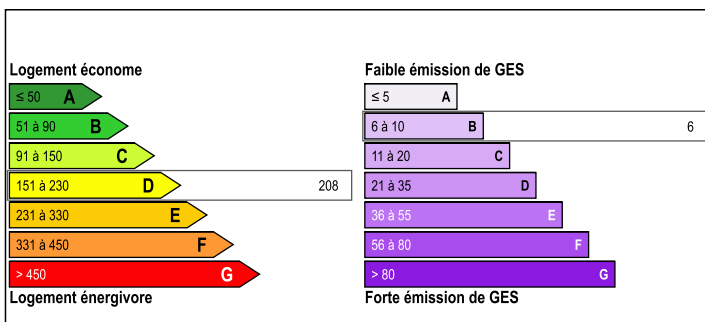
The popular market town of Huelgoat is only 10 minutes away for all your other services such as banks, supermarket, dentist doctors etc

Roscoff ferry port - 55 minutes

Brest airport - 59 minutes

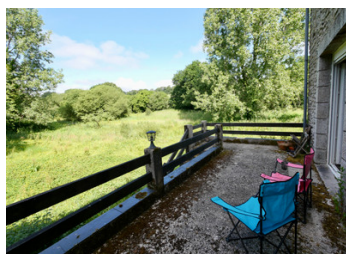
Morlaix TGV trains - 33 minutes

ENERGY - DPE



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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

Ground floor;

Kitchen - 4.4m x 5.1m = 22m²

SD - (6.5m x 5m). - (2m x 1m) = 30.5m²

WC - 0.8m x 1m = 0.8m²

1st floor;

Bedroom 1 - 5.1m x 4.4m = 22.5m²

Bedroom 2 - 5.1m x 4.4m = 22.5m²

Bathroom - 2.1m x 2m = 4.2m²

2nd Floor;

Bedroom 3 - 3m x 4.4m = 13.2m²

Bedroom 4 - 3.2m x 4.4m = 14m²

Landing/W.C. - 2m x 2m = 4m²

Total habitable area = 134m²

Total land area = 4768m²

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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: 624 EUR

Taxe habitation: EUR

NOTES