

Ref: A21858SEB29 Price: 125 350 EUR agency fees included: 9 % TTC to be paid by the buyer (115 000 EUR without fees)

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













# ENERGY - DPE

Logement économe		Faible én	nission d	e GES		
≤ 50 A		≤ 5	Α			
51 à 90 <b>B</b>		6 à 10	В			6
91 à 150 <b>C</b>		11 à 20		С		
151 à 230 D	208	21 à 35		D		
231 à 330 E		36 à 55		E		
331 à 450 F		56 à 80			E.	
> 450 <b>G</b>		> 80			G	
Logement énergivore	-	Forte ém	ission de	GES		

## INFORMATION

Town:	Locmaria-Berrien	
Department:	Finistère	
Bed:	4	
Bath:	2	
Floor:	I 34 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 EuroVeloI 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

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.

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#### www.frenchestateagents.com

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### LOCAL TAXES

Taxe foncière: Taxe habitation: 624 EUR EUR

### DESCRIPTION

Ground floor; Kitchen -  $4.4m \times 5.1m = 22m^2$ SD -  $(6.5m \times 5m)$ . -  $(2m \times 1m) = 30.5m^2$ WC -  $0.8m \times 1m = 0.8m^2$ 

I st floor; Bedroom I -  $5.1 \text{m} \times 4.4 \text{m} = 22.5 \text{m}^2$ Bedroom 2 -  $5.1 \text{m} \times 4.4 \text{m} = 22.5 \text{m}^2$ Bathroom -  $2.1 \text{m} \times 2 \text{m} = 4.2 \text{m}^2$ 

2nd Floor; Bedroom 3 -  $3m \times 4.4m = 13.2m^2$ Bedroom 4 -  $3.2m \times 4.4m = 14m^2$ Landing/W.C. -  $2m \times 2m = 4m^2$ 

Total habitable area =  $134m^2$ 

Total land area =  $4768m^2$ 

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

### NOTES