

**\* Under Offer \* Bright and spacious 4 bedroom house with basement and large mature garden**



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Locmaria-Berrien    |
| Department: | Finistère           |
| Bed:        | 4                   |
| Bath:       | 2                   |
| Floor:      | 134 m <sup>2</sup>  |
| Plot Size:  | 4768 m <sup>2</sup> |

## 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 EuroVelo 1 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

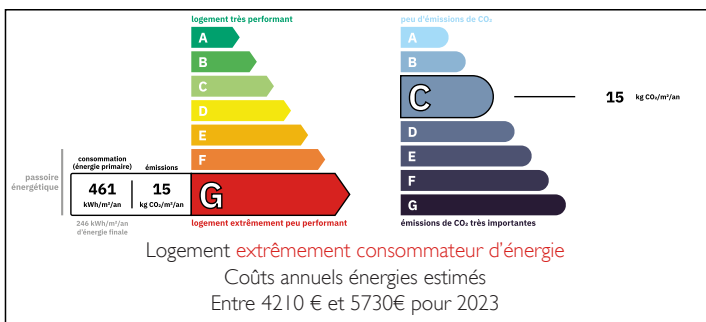
Roscoff ferry port - 55 minutes

Brest airport - 59 minutes

Morlaix TGV trains - 33 minutes

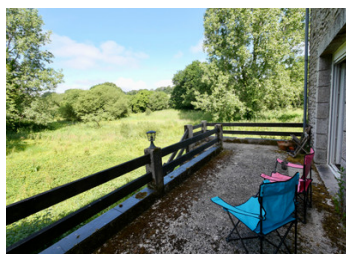


## ENERGY - DPE



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

Ground floor;

Kitchen - 4.4m x 5.1m = 22m<sup>2</sup>

SD - (6.5m x 5m). - (2m x 1m) = 30.5m<sup>2</sup>

WC - 0.8m x 1m = 0.8m<sup>2</sup>

1st floor;

Bedroom 1 - 5.1m x 4.4m = 22.5m<sup>2</sup>

Bedroom 2 - 5.1m x 4.4m = 22.5m<sup>2</sup>

Bathroom - 2.1m x 2m = 4.2m<sup>2</sup>

2nd Floor;

Bedroom 3 - 3m x 4.4m = 13.2m<sup>2</sup>

Bedroom 4 - 3.2m x 4.4m = 14m<sup>2</sup>

Landing/W.C. - 2m x 2m = 4m<sup>2</sup>

Total habitable area = 134m<sup>2</sup>

Total land area = 4768m<sup>2</sup>

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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: 492 EUR**

## NOTES