

A delightful cottage with garden.

EXCLUSIVE



INFORMATION

Town:	Brennilis
Department:	Finistère
Bed:	2
Bath:	1
Floor:	70.24 m2
Plot Size:	82 m2

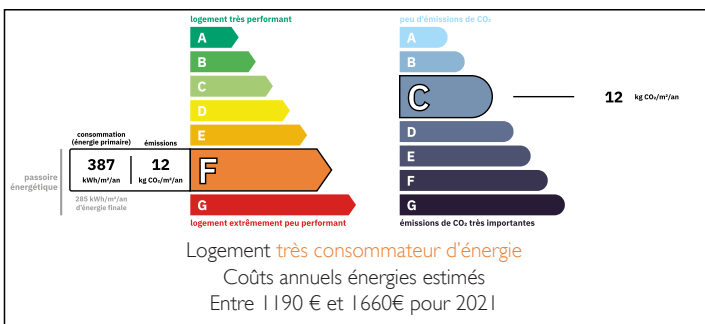
IN BRIEF

In recent years, this lovely cottage has been renovated with care by its current owners. The property would make an ideal 'lock up and leave' holiday cottage and yet it still provides enough accommodation for use as a permanent home, particularly with the potential for the conversion of the loft space.

The ground floor offers an open plan kitchen/sitting room with a recently installed wood burner, whilst upstairs there are 2 bedrooms and a bathroom. There is a small garden to the side of the property - a perfect place to enjoy the sunshine or a barbecue on summer days.

The property is situated at the heart of this pretty village, whilst Brittany's own Mont Saint Michel in the beautiful Monts d'Arée, with their great hiking trails, and the stunning Lac Saint Michel, which is the perfect place...

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 fitted kitchen/sitting room with wood burner, cupboard under the stairs and cupboard housing electricity meter - 42.85m².

1st floor:

Landing.

Bathroom with shower, toilet and handbasin - 4.63m².

Child's bedroom - 8.36m².

Bedroom - 14.96m².

Attic space - 31.32m² at floor level.

Distances (all approximate):

Mont Saint Michel - 11.7kms.

Lac Saint Michel - 5.4kms.

Brasparts - 12.2kms.

Pleyben - 19.9kms.

Roscoff ferry port - 52,5kms.

Brest airport - 58.8kms.

Beach at Plestin-les-Grèves - 49.4kms.

LOCAL TAXES

Taxe foncière: 196 EUR

Taxe habitation: EUR

NOTES

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