

A lovely one-bedroomed cottage in a pretty village.

EXCLUSIVE



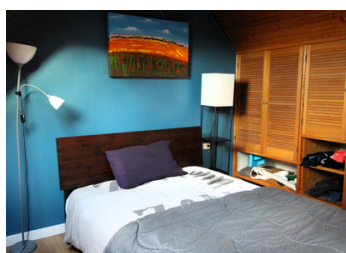
## INFORMATION

Town:	Berrien
Department:	Finistère
Bed:	1
Bath:	1
Floor:	31.36 m2
Plot Size:	54 m2

## IN BRIEF

This well maintained cottage would make an ideal 'lock up and leave' holiday home. The property boasts a sitting room with corner kitchen and an impressive fireplace with wood burner on the ground floor, whilst upstairs there is a double bedroom and shower room. A door from the sitting room leads to a courtyard, which enjoys sunshine for most of the day. Access to the road in front of the property can be achieved by a gate at the side of the house.

The village of Berrien is within walking distance and provides all daily amenities, whilst the lovely old market town of Huelgoat, where you will find shops, bars, restaurants and a weekly, local produce market is approximately 5kms away. Further afield can be found the historic town of Morlaix; the beautiful Rose Granite Coast and the...

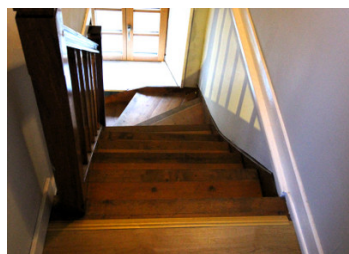
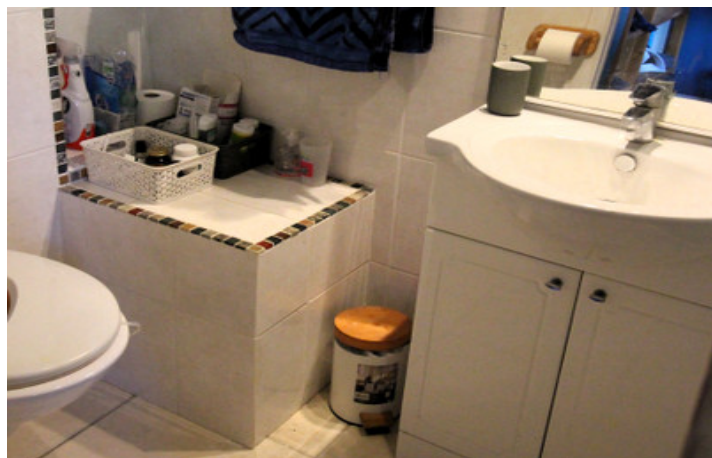


## ENERGY - DPE

DPE not required.

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:

Sitting room with fitted corner kitchen, fireplace with wood burner, electric convection heater and door leading to courtyard - 18.42m<sup>2</sup>

Upstairs:

Bedroom with electric convection heater - 10.7m<sup>2</sup>

Shower room with shower, hand basin and WC - 2.24m<sup>2</sup>.

Outside:

Courtyard with gate to the road in front of the property - 7.91m<sup>2</sup>.

Distances (all approximate):

Village centre - 0.5kms.

Huelgoat - 5.4kms.

Morlaix - 23.3kms.

Roscoff ferry port - 50kms.

Brest airport - 67kms.

Beach at Plestin-les-Grèves - 38kms.

## LOCAL TAXES

Taxe foncière: 171 EUR

Taxe habitation: EUR

## NOTES

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