

**SAINT-MARTIN-DES-CHAMPS – Single-storey house with a garden, on the outskirts of Morlaix and close to the coas**



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Saint-Martin-des-Champs |
| Department: | Finistère               |
| Bed:        | 3                       |
| Bath:       | 1                       |
| Floor:      | 91 m <sup>2</sup>       |
| Plot Size:  | 522 m <sup>2</sup>      |

## IN BRIEF

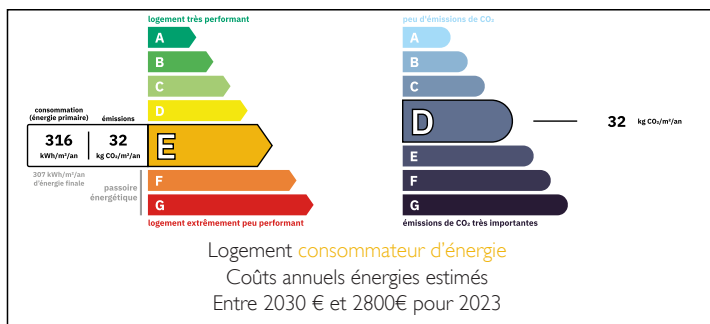
A prime location between Morlaix, Roscoff and the beaches of northern Finistère!

A wonderful opportunity for a main residence or a holiday home in Brittany, with all the benefits of town and coastal life within easy reach.

Situated in the heart of Saint-Martin-des-Champs, in a quiet residential neighbourhood, this 91 m<sup>2</sup> single-storey house enjoys a particularly convenient location, right next to shops, schools and amenities.

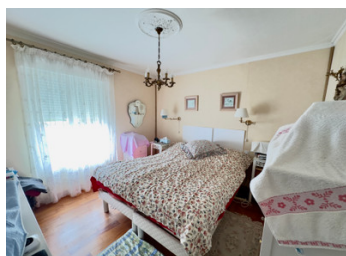
On the outskirts of Morlaix, it also offers easy access to Roscoff, Carantec, the beaches of Morlaix Bay and the magnificent Breton coastline. An ideal setting that combines tranquillity, convenience and the joys of seaside living.

## 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

The house comprises an entrance hall, a fitted and equipped kitchen, a pleasant, light-filled living room with a wood-burning insert, three bedrooms, a shower room, a separate toilet and a pantry.

There is real potential for further development: the loft, accessible via a staircase, offers excellent opportunities for conversion to increase the living space, subject to the necessary building work and planning permission.

Outside, you will find a 522 m<sup>2</sup> enclosed and landscaped garden, featuring shrubs, flowerbeds and lawns. A pleasant setting in which to enjoy sunny days, complemented by a detached garage.

The house also benefits from several welcome improvements: newly installed insulation, a recent boiler, double-glazed PVC windows and a compliant connection to the mains drainage system.

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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