

Traditional 3 bedroom stone house in large garden with mature trees. Separate 2 bedroom gite. Quiet hamlet.



## INFORMATION

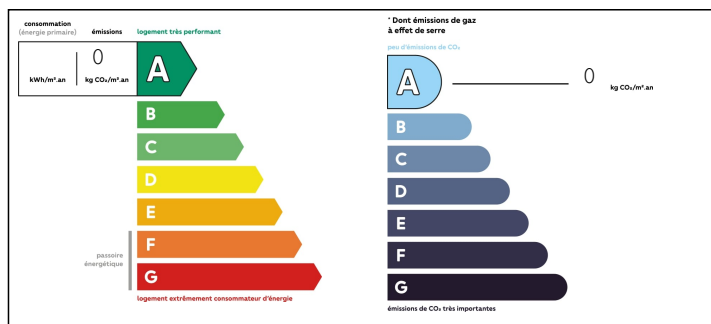
Town:	Saint-Hernin
Department:	Finistère
Bed:	5
Bath:	3
Floor:	145 m2
Plot Size:	4600 m2

## IN BRIEF

Traditional 3 bedroom Breton stone house situated in a quiet hamlet close to amenities. Separate 2 bedroom gite and garage. Newly renovated, some light work left to complete. Large lawned garden with 16 wooden chalet. Well spaced mature trees.



## ENERGY - DPE



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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

Main House, fully habitable,

Ground Floor -

KITCHEN – 10, tiled floor and range of fitted units, dishwasher, refrigerator, gas cooker, doors opening to bathroom, Lounge and garden.

BATHROOM – 6,5, W.C. hand basin, bath.

LOUNGE – 32, Woodburner, staircase leading to first floor, doors to ground floor bedroom and outside courtyard.

First floor – stairway from lounge leads to Bedroom 1 on left and Bathroom 2 on right, bathroom in the middle

BEDROOM 1 – 18, Single aspect

BATHROOM 1 – 2.3, Shower cubicle, hand basin, W.C.

BEDROOM 2 – 12.2, Single aspect

LANDING – 2.8, access to staircase.

## NOTES

Cottage/Gite, opposite main house but not linked. Entrance opens to private drive.

Habitable, however it is in the final stage of full renovation with kitchen left to install.

All windows and doors UPVC double glazed.

Ground Floor:

OPEN PLAN KITCHEN / LOUNGE - 16.8, open plan kitchen area with plumbing for kitchen appliances, washing machine etc. Triple aspect with doors to outside, garage and staircase to first floor.

GARAGE AREA - 25.6, concrete floor, metal garage door.

Ground floor landing – 2.5, staircase leading to

First floor:

Upstairs Landing – 2.2, leading to the bedrooms and bathroom.

BEDROOM 1 – 12.5, double aspect, wood floor.

BEDROOM 2 – 8.8, double aspect, wood floor.

Outbuildings:

WOODEN SUMMER HOUSE - 16, in secluded area of garden.