

A lovely village property whose renovation needs to be completed.

EXCLUSIVE



## INFORMATION

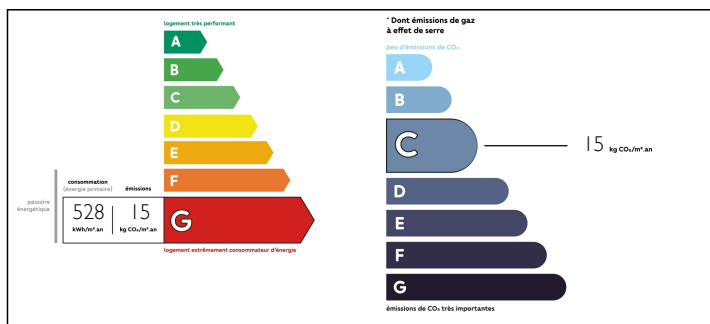
Town:	Berrien
Department:	Finistère
Bed:	2
Bath:	1
Floor:	76.14 m2
Plot Size:	239 m2

## IN BRIEF

This pretty property has been partially renovated to a high standard. The kitchen/living room provides a lovely fitted/equipped kitchen with a nice sized living area, although there are still some aspects of this room which need to be completed. Also downstairs is another useful room and a large bathroom, which could easily be used as a small laundry area too. Upstairs provides a good sized bedroom and another room, which would make a nice child's bedroom, study or playroom. However these areas need more renovation than the kitchen and living area. Outside is found a garden with a large summer house/shed - perfect for those lazy days of summer or for use as a workspace. 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...

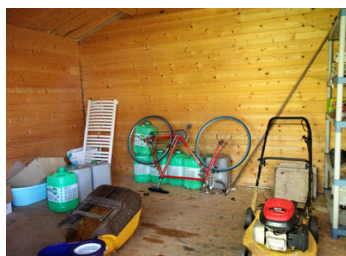


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 204 EUR

## NOTES

## DESCRIPTION

Property description (all measurements are approximate):

On the ground floor:

Living area / fitted kitchen with gas hob and dishwasher - 28.76m<sup>2</sup>. The plumbing to this room has been redone and the electrical system partially redone. The wood burner, whilst present, is not currently usable.

Separate room - 9.80m<sup>2</sup>.

Bathroom with bath, toilet and hand basin - 9.59m<sup>2</sup>.

Upstairs:

Bedroom - 19.89m<sup>2</sup>.

Bedroom - 13.91m<sup>2</sup> (at floor level).

Distances (all approximate):

Village centre - 0.6kms.

Huelgoat - 5.4kms.

Morlaix - 23.3kms.

Roscoff ferry port - 50kms.

Brest airport - 67kms.

Beach at Plestin-les-Grèves - 38kms.

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