

Walking distance to the beach for this beautifully renovated 3 bed home in Bénodet.

## EXCLUSIVE

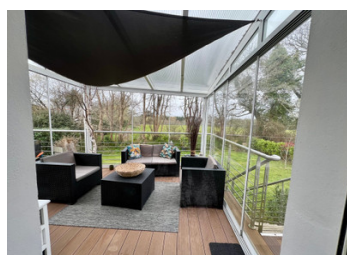


## INFORMATION

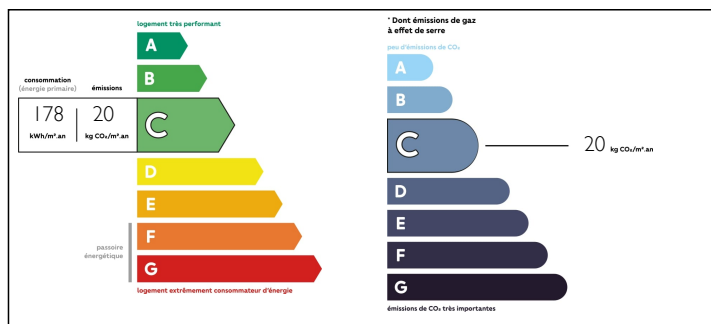
|             |           |
|-------------|-----------|
| Town:       | Bénodet   |
| Department: | Finistère |
| Bed:        | 3         |
| Bath:       | 2         |
| Floor:      | 130 m2    |
| Plot Size:  | 1000 m2   |

## IN BRIEF

This lovely, light, airy home is ready for its new owners. It has been lovingly renovated in recent years and also benefits from mains drainage. The house itself offers easy living, with no work needed, you can just move in and enjoy! The house sits in the middle of its plot so is surrounded by garden on all sides, not overlooked and has new fencing and gates at the road side. The lounge/diner is just so light with 3 windows flooding the whole space with light. There is gas heating on the ground floor with electric radiators on the first floor. Electric shutters with the exception of the front facing window in the lounge which has solar powered shutters. A must see!

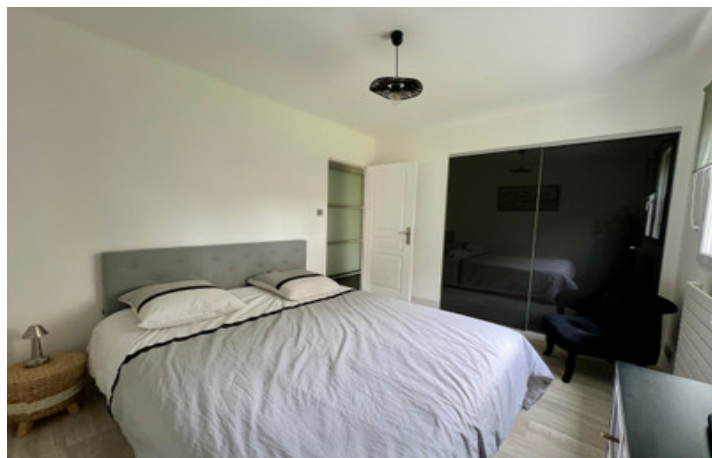


## ENERGY - DPE



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

Raised ground floor-

Entrance hall 13.4 m<sup>2</sup>

Lounge/Diner 29.1 m<sup>2</sup>

Conservatory (single glazed) 9 m<sup>2</sup>

Kitchen 11 m<sup>2</sup>

Bedroom 9.5 m<sup>2</sup> + fitted wardrobe

Cupboard

First floor

Hall 1.9 m<sup>2</sup>

Additional space that could be enclosed to make an office or dressing room as you choose 11.6 m<sup>2</sup>

2 bedrooms 12 m<sup>2</sup> and 15 m<sup>2</sup>

Shower room 8 m<sup>2</sup>

Sous-sol complete including the garage

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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