

Charming renovated 3-bedroom home with 1-acre garden and building potential.



## INFORMATION

Town:	Loqueffret
Department:	Finistère
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	4078 m2



## IN BRIEF

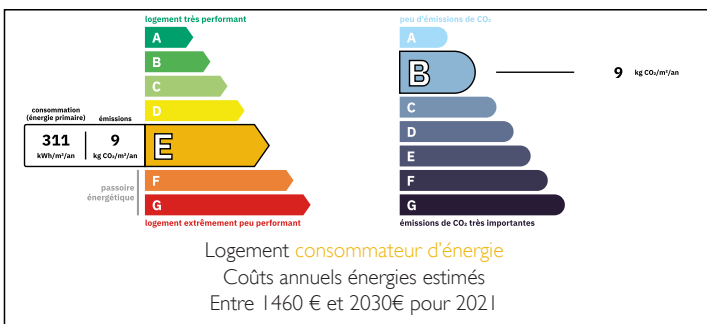
Charming renovated 3-bedroom home with 1-acre garden and development potential

Located in a quiet hamlet on the edge of Loqueffret, this beautifully renovated 3-bedroom home offers generous living space, modern comforts, and a superb 1-acre garden. The property is well maintained, featuring double glazing throughout and a recently installed, fully conforming drainage system. Inside, the home is bright and spacious, ideal for family living or as a countryside retreat. Outside, the expansive garden provides privacy, open views, and plenty of room for outdoor enjoyment.

A significant bonus is the presence of outline planning permission (certificat d'urbanisme opérationnel), offering the potential to build within the garden—an excellent opportunity for further development, subject to conditions.

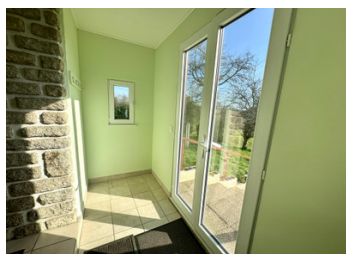
This is a rare find combining charm, practicality, and future potential in a peaceful rural setting.

## 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 habitation:** EUR

## NOTES

## DESCRIPTION

This beautifully presented 3-bedroom home sits in a peaceful hamlet on the outskirts of Loqueffret and offers generous living spaces, modern comforts, and a large garden of approximately 1 acre. The property benefits from a conforming drainage system, double glazing, and spacious rooms throughout.

An added bonus: the garden has outline planning permission (certificat d'urbanisme opérationnel), offering exciting potential for future development (subject to conditions).

Ground Floor:

Entrance hall (4.3 m<sup>2</sup>)

Central hallway (5.4 m<sup>2</sup>)

Fully equipped kitchen/dining area (13.6 m<sup>2</sup>)

Separate dining room (16.8 m<sup>2</sup>)

Bright lounge (14.4 m<sup>2</sup>)

Utility room with WC (5 m<sup>2</sup>)

Ground floor bedroom (10.8 m<sup>2</sup>)

First Floor:

Landing with built-in cupboards and office nook (11.2 m<sup>2</sup>)

Bedroom 2 (9.4 m<sup>2</sup>)

Modern family bathroom with bath, shower, and WC (12.9 m<sup>2</sup>)

Spacious bedroom 3 (16.4 m<sup>2</sup>)

Exterior:

Expansive 1-acre garden with a ruin and garden shed

Ample off-road parking

Peaceful countryside setting

This well-maintained and flexible property offers comfort, charm, and scope for further development. Ideal as a family home, holiday retreat, or investment opportunity.

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