



Ref: A36134|WI29

Price: 49 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (42 400 EUR without fees)

Charming detached 2 bedroom house with barn and outbuilding - Full of potential!



INFORMATION

Town: Poullaouen

Department: Finistère

Bed: 2

Bath:

Floor: 92 m2

Plot Size: 3902 m2







IN BRIEF

UNDER OFFER

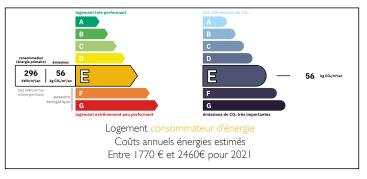
Set in a peaceful rural location, this detached 2 - bedroom home includes a spacious barn and a separate outbuilding, perfect for storage or workshop. There is also a large cellar.

Just 14 minutes drive to the town of Carhaix Plouguer.





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.

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LOCAL TAXES

Taxe habitation: EUR

DESCRIPTION

This property offers great potential but requires renovation, including treatment for areas affected by dry rot.

The ground floor provides a good-sized open-plan kitchen/dining room with a woodburner. There is a ground floor separate sitting room whilst upstairs there are 2 bedrooms and bathroom. On the second floor, there are another 2 rooms.

There is also oil heating.

Outside there is a large barn and a separate building with its own garden.

Carhaix Plouguer I I.8km Huelgoat I 2.8km Brest airport 92 km. Locquirec beach 49km.

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

NOTES