

Cosy, nicely presented 2 bedroom house with garden in walking distance to Poullaouen

EXCLUSIVE



## INFORMATION

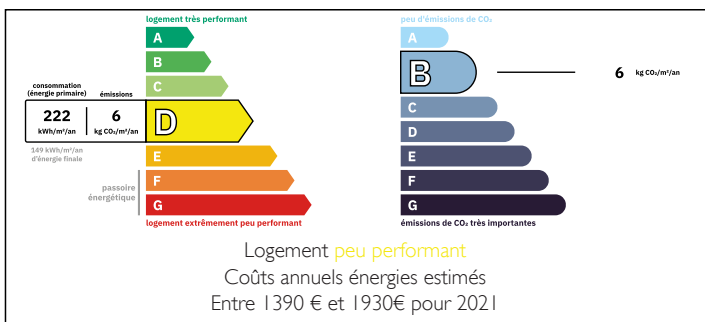
Town:	Poullaouen
Department:	Finistère
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	1240 m2

## IN BRIEF

Charming two-bedroom home within walking distance of Poullaouen. The property features a spacious open-plan living room and kitchen, with the potential to create a third bedroom if desired. A lovely rear garden offers a peaceful outdoor space, complemented by a workshop/potting shed and a separate wood shed—ideal for hobbies or storage. Perfect for those seeking village convenience with a touch of countryside charm.



## 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

Charming Village Home with Garden & Expansion Potential – Walking Distance to Poullaouen

Step into the heart of Brittany with this delightful two-bedroom village home, ideally located just a short stroll from the vibrant center of Poullaouen. Combining comfort, charm, and exciting potential for further development, this property is an excellent choice for anyone seeking a permanent residence, a holiday getaway, or a smart investment in the Breton countryside.

The ground floor offers a beautifully proportioned living room (11.9 m × 3.8 m), flooded with natural light and made wonderfully cozy by a newly fitted pellet burner. Perfect for relaxing evenings or entertaining guests, this inviting space flows seamlessly into the fitted kitchen (5.22 m × 3 m) — the true heart of the home. A separate toilet, shower room, and a practical utility room (3.66 m × 2.58 m) complete this level, providing convenience and excellent storage.

Upstairs, two bright bedrooms (1.8 m × 3.07 m and 1.8 m × 4.28 m) provide comfort and versatility. Whether you're looking for family accommodation, guest space, or a home office, these rooms adapt effortlessly to your needs.

Even better, there is scope to create a third bedroom by converting the attic space above the utility room — a fantastic opportunity to add value and increase flexibility.

The rear garden is a true highlight — a private and peaceful retreat perfect for outdoor dining, gardening, or simply enjoying the fresh Breton air. Two outbuildings add to the appeal:

A workshop (2.5 m...