

Fully furnished cottage for sale in Poullaouen.



## INFORMATION

<b>Town:</b>	<b>Poullaouen</b>
<b>Department:</b>	<b>Finistère</b>
<b>Bed:</b>	<b>2</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>49 m2</b>
<b>Plot Size:</b>	<b>1720 m2</b>

## IN BRIEF

Poullaouen features a number of well-kept walking and cycle paths and lanes. This house would be ideal for both walkers, dog walkers and cyclists. The village has a multi-sport court, children's play area and picnic tables and open grassy spaces. Great for a relaxed afternoon. This semi-detached, fully furnished cottage is ready to go!



## ENERGY - DPE

DPE not required.

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

Entrance into the open plan kitchen/living room area with a cozy wood burner and pretty mantle.

There are granite style work tops with lots of cupboards, sink and drainer and easy access to the garden through the French doors.

The bathroom is on the ground floor. Blue and white tiled walls, shower, WC, washbasin with cupboard and mirror.

The Utility room is very useful and has a Bosch washing machine,, Indesit dryer, fridge, shelving. There is also a sink with drainer and work surfaces. A door leads out to the back garden.

Upstairs there is the main bedroom. This leads to a second room used as a bedroom, which has a useful ensuite WC and small wash basin.

Outside: Detached garage. Lovely garage with mature plantings. Shed with BBQ area. Peaceful seating area for relaxing or entertaining.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES