

## Charming 2 Bedroom House with 1 bedroom and shower room Guest Annexe in a peaceful hamlet in Poullaouen



## INFORMATION

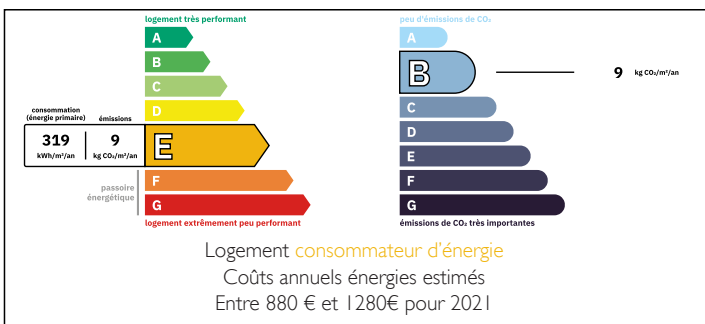
Town:	Poullaouen
Department:	Finistère
Bed:	3
Bath:	2
Floor:	55 m <sup>2</sup>
Plot Size:	330 m <sup>2</sup>



## IN BRIEF

A delightful 3-bedroom home in a quiet countryside hamlet near Huelgoat, featuring a guest annexe with shower room, open-plan lounge with wood burner, two upstairs double bedrooms, garden shed, and modern heat pump heating. Recent septic tank installed. Perfect for those seeking rural tranquility with modern comforts.

## 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

Nestled in a serene hamlet near Huelgoat, this charming 3-bedroom house offers the perfect combination of countryside peace and modern living. The ground floor features an open-plan lounge and kitchen with a cozy wood burner, ideal for relaxing evenings or entertaining family and friends. A convenient shower room completes this level.

The property also includes a self-contained annexe with its own shower room, perfect for visiting guests, family, or as a home office. Upstairs, two spacious double bedrooms provide ample living space.

Outside, the manageable garden includes a shed for storage, while recent upgrades such as a new septic tank and heat pump heating ensure comfort and efficiency year-round.

Set in a tranquil rural location, yet within easy reach of Huelgoat's amenities, this property is perfect for anyone seeking a countryside retreat with character, practicality, and modern comforts.

-----

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