

Charming 2 bedroom stone/slate house set in a hamlet with large outbuilding in Cléden Poher, near Carhaix



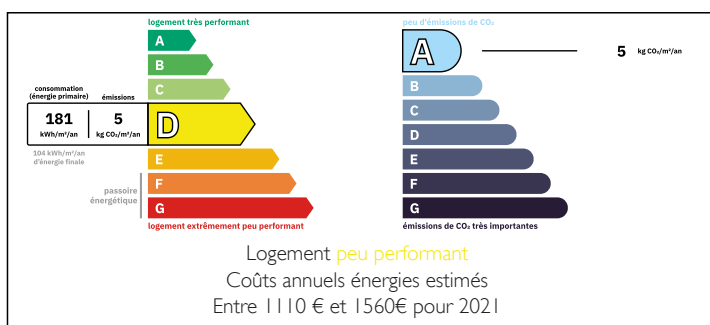
INFORMATION

Town:	Cléden-Poher
Department:	Finistère
Bed:	2
Bath:	1
Floor:	90 m ²
Plot Size:	3871 m ²

IN BRIEF

Charming fully renovated stone house located in a peaceful countryside setting, just 2 km from the lively village of Cléden-Poher and 8 minutes from Carhaix-Plouguer. Offering 90 m² of living space, two spacious bedrooms, a cosy living room with wood burner, a recent heat pump system (DPE D / GES A), a stunning 3,871 m² landscaped plot, as well as a large stone outbuilding and garage, this property combines modern comfort with rural charm. Immediate access to the Rennes–Quimper dual carriageway.

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

A beautifully renovated house set in a quiet rural environment while remaining close to all essential amenities. The village of Cléden-Poher, a dynamic community of 1,200 residents with essential shops and services, is only 2 km away, and Carhaix-Plouguez is just an 8-minute drive. The access road to the Rennes–Quimper or Rennes–Brest expressway is less than a minute away, ensuring excellent travel connections:

Cléden-Poher ⇄ Quimper: 40 minutes

Cléden-Poher ⇄ Brest: 55 minutes

The property benefits from an efficient recent heat pump, complemented by a wood-burning stove, giving it a DPE rating of D and GES A.

Property Layout:

Ground Floor

Entrance hall

Spacious renovated shower room with WC (8.5 m²)

Fully fitted and equipped kitchen opening onto the dining area (17 m²)

Comfortable living room (25 m²) with wood burner

Utility room with space for washing machine, dryer and additional storage

First Floor

Landing area suitable for use as an office

Two large fully renovated bedrooms (16.5 m² and 14 m²), one with WC

Exterior

Large stone outbuilding with brand-new steel roofing, ideal for storage, workshop or hobby activities

Attached garage

Spacious courtyard providing parking for several vehicles

Beautiful landscaped garden

Terrace with stone barbecue

Garden shed

LOCAL TAXES

Taxe habitation:

EUR

NOTES