

Character 3-bedroom country house with solar panels, spring water, large garden and workshop, outbuildings.

EXCLUSIVE



INFORMATION

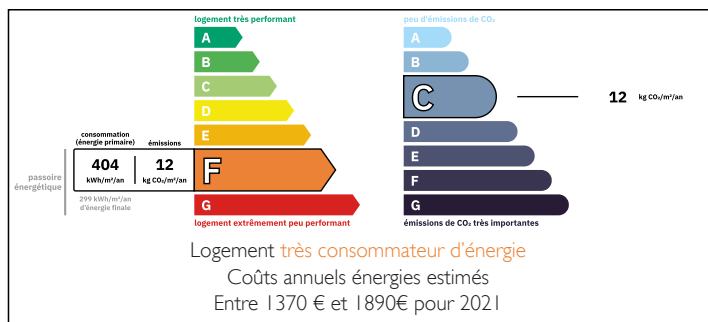
Town:	Clédén-Poher
Department:	Finistère
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	1495 m2

IN BRIEF

Set in the peaceful countryside of Clédén-Poher, this charming character property offers an appealing combination of traditional features, generous outdoor space and useful outbuildings. Sitting on a 1,458m² plot, the property is ideal for those looking for a quieter rural lifestyle, while still being within easy reach of the amenities of central Finistère.



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

The house offers approximately 85m² of habitable space and benefits from three bedrooms, including one on the ground floor, making it suitable for those looking for a home with ground-floor living potential. On the ground floor, the welcoming living room retains plenty of character, including a fireplace, and leads through to the kitchen, which is equipped with an AGA electric cooker. There is also a ground-floor bedroom and a bathroom with underfloor heating. A bright front veranda provides additional living or relaxation space and opens onto the terrace and garden, creating a pleasant connection between the house and its extensive grounds.

Upstairs are two further bedrooms, one of which is currently used as a home office/studio

The large garden extends across several parcels, offering plenty of space for gardening, recreation or simply enjoying the tranquillity of the surrounding countryside. A terrace and covered outdoor dining area provide an ideal setting for entertaining or relaxing during the warmer months.

There are also several useful outbuildings, including a summer house, wood store and additional house for renovation or storage. This versatile space could be suitable for hobbies, storage, workshop use or potentially a professional activity, subject to any necessary permissions.

The property also benefits from spring water, with mains water available, as well as solar panels, which can help reduce ongoing energy costs.

Property features

Character 3-bedroom house

Approximately 85m² habitable space

1,458m² of land

Ground-floor bedroom and bathroom

Character living room with fireplace

Kitchen with AGA electric cooker

Veranda

Terrace and covered outdoor dining area

Large garden extending across several parcels

Summer...

NOTES