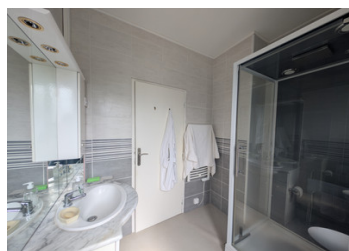


Charming 2-Bedroom Village House with Garden and Development Potential in Poullaouen



INFORMATION

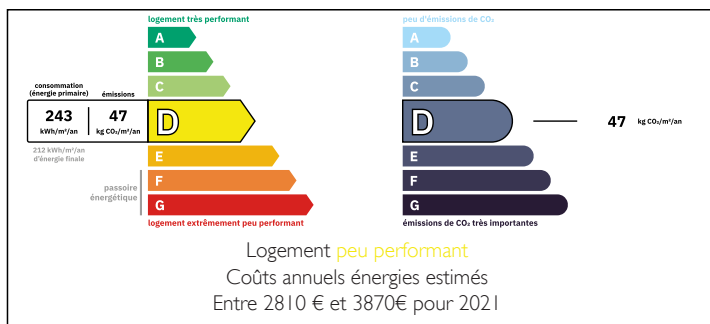
Town:	Poullaouen
Department:	Finistère
Bed:	2
Bath:	2
Floor:	118 m2
Plot Size:	748 m2



IN BRIEF

Situated in the heart of the popular village of Poullaouen, this spacious two-bedroom house offers comfortable accommodation, a private south-facing garden and useful additional space with excellent potential for future improvement. The property is already habitable and benefits from double glazing, mains drainage and a wood-burning stove. The ground floor provides several reception areas, a fitted kitchen and shower room, while upstairs are two bedrooms and a second shower room. A sizeable attic could be converted subject to the necessary permissions, while the substantial garage provides valuable storage, workshop or parking space. Just a short drive from Huelgoat and Carhaix-Plouguer, the property is ideally placed for enjoying the countryside, forests and attractions of central Finistère while remaining within easy reach of the north Brittany coast.

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

Located in the village of Poullaouen, this appealing property offers a good balance between traditional village living, generous internal space and the opportunity to create additional accommodation in the future.

The house has approximately 118 m² of habitable space and sits on a manageable plot of around 748 m². Its south-facing aspect gives the property a pleasant orientation, while the garden provides a private outdoor area for relaxing, gardening or enjoying meals outside.

On the ground floor, the entrance leads into a bright living room, with a separate dining room providing a further reception space. There is also a practical kitchen and a second, particularly generous living area of approximately 25 m², centred around a wood-burning stove. From this room, doors lead directly onto the terrace and garden, creating a useful connection between the house and outside space. A shower room completes the ground floor.

Upstairs are two comfortable bedrooms together with a second shower room, making the property suitable either as a permanent home or as a holiday property for family and guests.

One of the property's most interesting features is the attic. This provides additional space that could potentially be converted into another bedroom, home office, hobby room or other useful accommodation, subject to the necessary permissions and works. This gives the property scope to adapt to the future needs of its new owners.

Outside, the garden is relatively easy to maintain and includes a terrace adjoining the main living area. A large L-shaped garage/extension partially surrounds...

NOTES