

Pretty detached cottage in rural position. Poullaouen

EXCLUSIVE

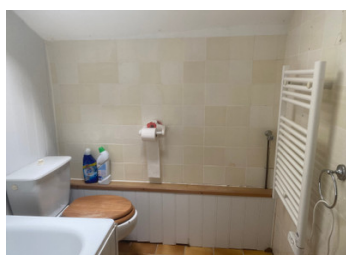
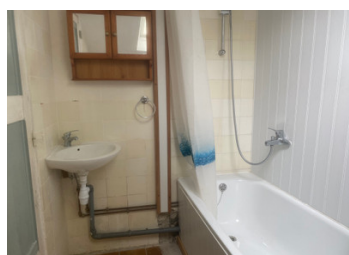


## INFORMATION

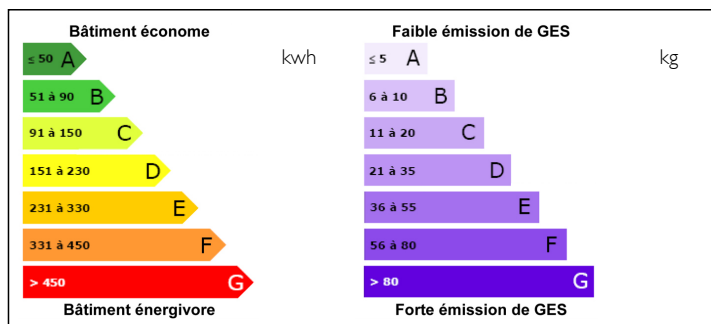
Town:	Poullaouen
Department:	Finistère
Bed:	1
Bath:	1
Floor:	49 m2
Plot Size:	1170 m2

## IN BRIEF

This cottage is situated in a quiet lane in a small hamlet of 3/4 houses. It has been used as a holiday cottage for some time. But it has everything that you need. The roof tiles have been renewed on the back of the house, the gutters have been replaced.



## 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

Entry into the living room with pretty tiled wood burner. Window to front and one to the side. Tiled floors and glass door into Kitchen.

There is a small basic kitchen with green and white tiled floor. Window to the front.

Bathroom with hand shower, sink, WC and heated towel rack.

Stairs from the living room to the 1st floor.

Bedroom with ample room for a double bed. Wood panelled ceiling and wooden floors. Large velux

Parking for 2 cars.

There is a wooded garden at the back of the house.

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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 foncière: 360 EUR

## NOTES