

'UNDER OFFER' Cosy, nicely presented 2 bedroom house with garden in walking distance to Poullaouen

EXCLUSIVE

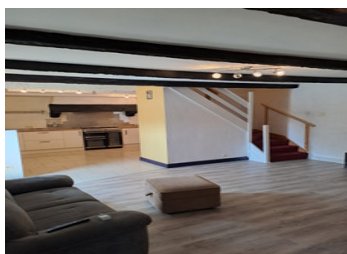


INFORMATION

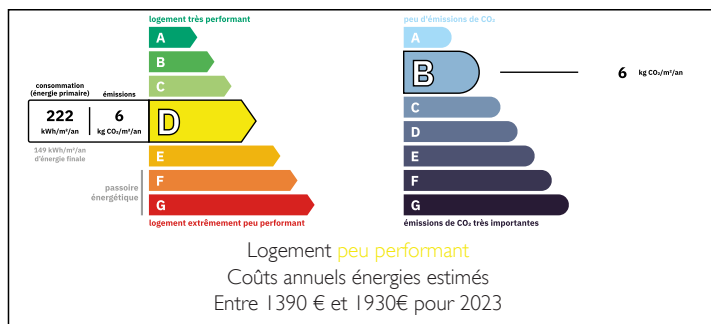
Town:	Poullaouen
Department:	Finistère
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	1240 m2

IN BRIEF

Charming two-bedroom home within walking distance of Poullaouen. The property features a spacious open-plan living room and kitchen, with the potential to create a third bedroom if desired. A lovely rear garden offers a peaceful outdoor space, complemented by a workshop/potting shed and a separate wood shed—ideal for hobbies or storage. Perfect for those seeking village convenience with a touch of countryside charm.



ENERGY - DPE



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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

Charming Village Home with Garden & Expansion Potential – Walking Distance to Poullaouen

Step into the heart of Brittany with this delightful two-bedroom village home, ideally located just a short stroll from the vibrant center of Poullaouen. Combining comfort, charm, and exciting potential for further development, this property is an excellent choice for anyone seeking a permanent residence, a holiday getaway, or a smart investment in the Breton countryside.

The ground floor offers a beautifully proportioned living room (11.9 m × 3.8 m), flooded with natural light and made wonderfully cozy by a newly fitted pellet burner. Perfect for relaxing evenings or entertaining guests, this inviting space flows seamlessly into the fitted kitchen (5.22 m × 3 m) — the true heart of the home. A separate toilet, shower room, and a practical utility room (3.66 m × 2.58 m) complete this level, providing convenience and excellent storage.

Upstairs, two bright bedrooms (1.8 m × 3.07 m and 1.8 m × 4.28 m) provide comfort and versatility. Whether you're looking for family accommodation, guest space, or a home office, these rooms adapt effortlessly to your needs.

Even better, there is scope to create a third bedroom by converting the attic space above the utility room — a fantastic opportunity to add value and increase flexibility.

The rear garden is a true highlight — a private and peaceful retreat perfect for outdoor dining, gardening, or simply enjoying the fresh Breton air. Two outbuildings add to the appeal:

A workshop (2.5 m...

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