

A light, spacious, well maintained house with land, gite and studio offering income potential, situated in beautiful countryside yet being an easy walk to the lovely old...



INFORMATION

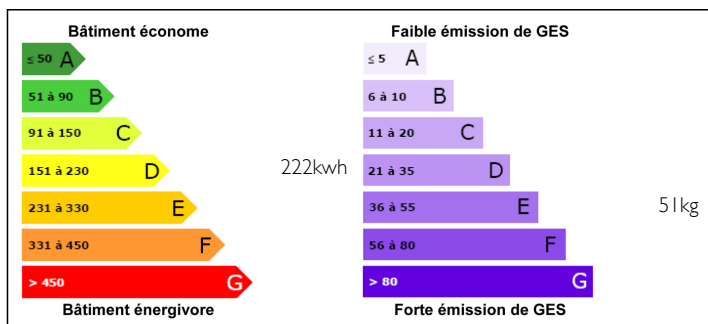
Town:	HUELGOAT
Department:	Finistere
Bed:	5
Bath:	3
Floor:	225 m2
Plot Size:	8270 m2



IN BRIEF

This property has so much to offer! As well as the spacious, well maintained, 3/4-bedroomed accommodation in the main house, there is also a self-contained studio and a one-bedroom gite, which has its own entrance and garden area...instant income potential for a lucky purchaser! The land, which totals a little over 8000sq.m. and is currently tended by a Ouessant sheep, a goat and some chickens, would also make a great area for growing vegetables and fruit trees, for those wishing to be more self-sufficient. A pretty stream can be found bordering the land and is another delightful feature of the property. Situated in the countryside, the house is yet an easy, level walk into the lovely old market town of Huelgoat, which has everything for your daily requirements...and more! As well as the usual shops, there are also bars, restaurants, a quaint cinema, art galleries and, of course, the...

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

Main house :

Ground floor :

- Entrance hall.
- Spacious, fully fitted kitchen.
- Utility room.
- Dining room with feature fireplace.
- Living room with beautiful wood burner and access to a balcony area.
- WC.

First floor:

- 3 large bedrooms.
- Dressing room/child's bedroom/nursery.
- Large bathroom.

Basement:

Very spacious, being the full footprint of the house. Hosts the plumbing for automatic washing machine and the boiler.

Studio:

A door leads from the living room of the main house into the studio, which consists of:

- A corner kitchen.
- Shower room.
- Open plan living/bedroom.

It would make a perfect study/office space if you wished to work from home; holiday letting accommodation; a 'granny flat' or it can be incorporated into the accommodation of the main house. It has an independent entrance from the back of the property.

Gite:

- Open plan living/dining/kitchen accommodation with each area being very spacious.
- Large double bedroom
- En-suite shower room.

The independent entrance is at ground level, as is the entire gite, making it perfect holiday accommodation for guests with reduced mobility. The gite has its own outdoor seating area and garden, with great views over the paddock and garden.

LOCAL TAXES

Taxe foncière: 1001 EUR

NOTES