

Delightful 5-bedroom house plus gîte on the edge of Huelgoat forest



INFORMATION

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| Town: | HUELGOAT |
| Department: | Finistere |
| Bed: | 6 |
| Bath: | 3 |
| Floor: | 140 m2 |
| Plot Size: | 5584 m2 |

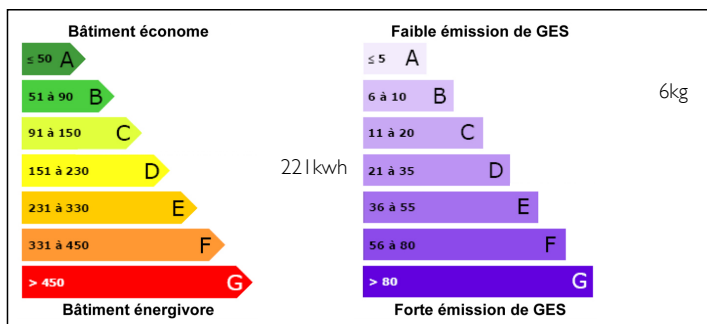


IN BRIEF

Stunning, tranquil location on the edge of the forest, a half hectare of beautiful enclosed landscaped gardens. Isolated yet only 2km from the village, a truly beautiful property with great earning potential.



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

A lovely location on the edge of the Huelgoat forest and only 5mins by car from the village where you find everything you need. Alternatively walk through the forest to this beautiful lakeside village in just 25mins.

A great tourist area popular all year round making this property an ideal income earner. Finistère has over a 1200 km of coastline, and is famous for its picturesque scenery, wonderful seafood, great sailing with affordable mooring, clean beaches, toll free roads, friendly people, well-resourced schools, a good university, state of the art hospitals, plentiful cultural events and festivals.

MAIN HOUSE:

ENTRANCE HALL

CONSERVATORY

KITCHEN: An excellently fitted kitchen with ample work surface, integral oven, fridge and dishwasher.

DINNING ROOM: A spacious room with pellet burning stove.

LOUNGE: A very large room with very efficient log burner and French doors opening onto the south facing patio area.

UTILITY ROOM: With sink and plumbing for washing machine.

BEDROOM 1: A double bedroom currently used as a TV room.

BATHROOM: Relax in a Jacuzzi bath. Wash basin and toilet.

Stairs from the Lounge take you up to the top floor with beautiful wood floors throughout ~

3 further double BEDROOMS plus a smaller child's room that could provide an en-suite for one of the larger bedrooms.

SHOWER ROOM with wash basin and toilet.

GITE:

A further property that has been divided into an immaculate one BEDROOM gite plus an

LOCAL TAXES

Taxe foncière: **450 EUR**

NOTES