

3 bed house in Huelgoat. Close to all amenities. Main drains



INFORMATION

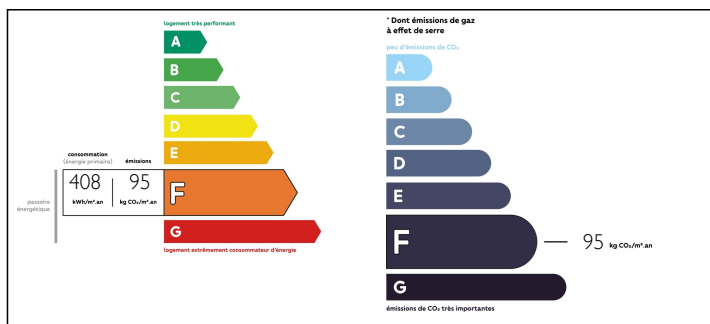
Town:	Huelgoat
Department:	Finistère
Bed:	3
Bath:	1
Floor:	74.2 m2
Plot Size:	489 m2

IN BRIEF

This 3 bed house has been owned as a holiday for the last 15 years. It is suitable as a holiday home or a family home. Radiators in every room. It has a good sized garage with low maintenance garden with fig, plum and apple trees. There is also a workshop



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.



LOCAL TAXES

Taxe foncière: 473 EUR

Taxe habitation: 178 EUR

NOTES

DESCRIPTION

Entrance into hallway.

Access to bathroom, separate WC and door to garage.

Bathroom: Bath with shower and shower screen. Vanity sink with mirror and light.

Kitchen: Wooden cupboards, sink and drainer, partly tiled walls. Window to garden. Tiled floor. 15.6m²

Living room: Window to garden. Wood burner. Ikea settees. 18m²

Stairs to 1st floor.

Bedroom 1: 8.5m² . Double glazed

Bedroom 2: L-shaped 4.9m². Window opens up at the bottom and there are stairs down to the garden.

Bedroom 3: 11.42m²

All have windows overlooking the garden and shutters.

Garage: Concrete floor and garage doors. Also section is used as a utility room with sink and plumbing for washing machine. 30.4m²

All measurements are approximate.

Garden with workshop.

The heating system has been serviced every 2 years.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>