

A contemporary house with large gardens.



INFORMATION

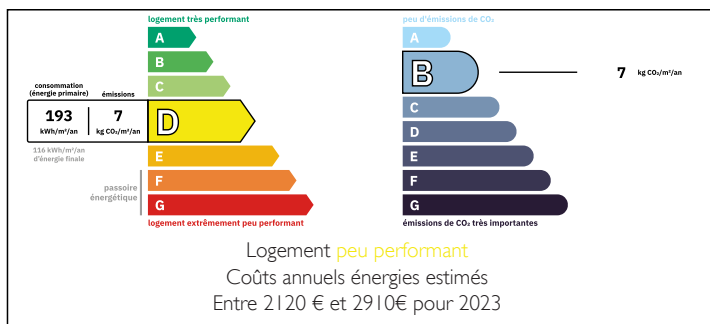
Town:	Huelgoat
Department:	Finistère
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	3224 m2

IN BRIEF

This lovely property is ideally situated in a quiet hamlet close to the lovely market town of Huelgoat, whilst having easy road connections to other parts of Brittany. Built in 1994 by the current owners using local, Huelgoat artisans, the property has been well maintained and offers good sized accommodation. The ground floor offers a sitting room with 2 sets of French doors to the terrace, which enjoys all day sunshine. On this floor, there is also a well equipped, open plan kitchen and a downstairs bedroom and shower room - ideal for those less able to manage the stairs. An entrance hall provides access to the garage and stairs leading to the first floor where a further 3 double bedrooms can be found, as well as a child's bedroom/study, a bathroom and a large room, slightly separate...



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: 862 EUR

NOTES

DESCRIPTION

Property description (all measurements are approximate):

Ground floor:

An entrance hall with built-in cupboards a door to the garage, an archway to the sitting room and stairs to the first floor - 7.6m².

Garage with door to garden, hot water tank, plumbing for automatic washing machine and sink - 25.5m².

Open plan sitting room/dining room with 2 sets of French doors, a pellet burner (installed in 2020) and arch to bedroom area - 32.3m².

Open plan corner kitchen with built-in dishwasher, fridge, gas hob and electric oven - 9.3m².

Bedroom - 10.9m².

Shower room with shower and 2 hand basins - 2.8m².

Separate WC.

Small hallway with built-in cupboards.

Upstairs:

A large, slightly separate room - 15m².

Steps to:

A study/child's bedroom - 7.6m² (at floor level).

Bedroom - 13.92m² (at floor level).

Bedroom with built-in cupboard - 14.45m² (at floor level).

Bedroom - 10.96 m² (at floor level).

Bathroom with bath, hand basin and VMC - 5.4m² (at floor level).

Separate WC.

Landing.

Distances (all approximate):

The market square, Huelgoat - 2.0kms.

Forest of Huelgoat - 2.8kms.

Carhaix-Plouguer - 15.8kms.

Morlaix - 30.9kms.

Brest airport - 65.3kms.

Roscoff ferry port - 58.9kms.

Beach at Plestin-les-Grèves - 44.1kms.