

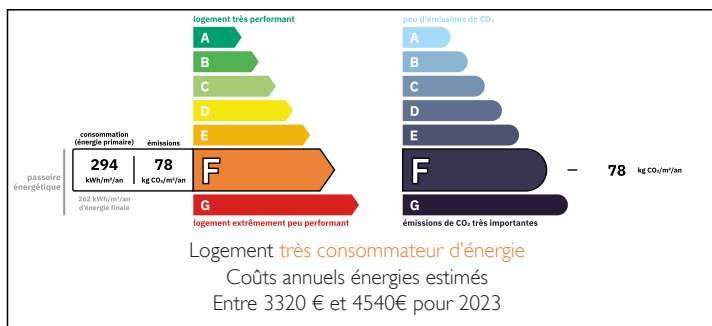
## 5 bedroom house in Huelgoat Large garden and basement



EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Huelgoat
Department:	Finistère
Bed:	5
Bath:	2
Floor:	98 m <sup>2</sup>
Plot Size:	1035 m <sup>2</sup>

## IN BRIEF

Spacious 5-bedroom family home with large basement & gardens

Located in the sought-after town of Huelgoat, this 5-bedroom house is set back from the road, offering privacy while remaining within easy walking distance of the town centre, shops, and amenities.

Generous gardens to both the front and rear.

### Accommodation

Ground floor (approx. 59 m<sup>2</sup>):

Entrance hall

Fitted kitchen

Living room

Dining room

Shower room

Bedroom (ideal for ground-floor living or guests)

First floor (approx. 39 m<sup>2</sup>):

Landing

Bathroom

Four further bedrooms, offering flexible

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.

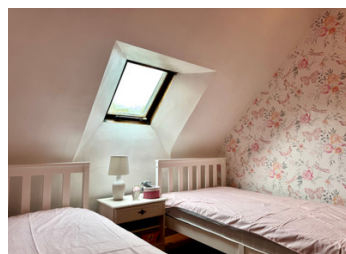
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

### Outside

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: +33 (0)553 608 276 Agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Set back from the road for added peace and privacy

Off-road parking with gate for security



## DESCRIPTION

5 bedroom house with large basement in sought after town of Huelgoat. Set back from road, Easy walk to town centre and all amenities. Large garden front and rear. Off-road parking and garage.

Ground floor : 59m<sup>2</sup>

Entrance hall : 7,1m<sup>2</sup>

Kitchen : 10,2m<sup>2</sup>

Lounge : 13m<sup>2</sup>

Dining room : 13m<sup>2</sup>

Bathroom : 3,8m<sup>2</sup>

Bedroom 1 : 11,6m<sup>2</sup>

First floor : 39m<sup>2</sup>

Landing : 4,1m<sup>2</sup>

Bathroom : 2,5m<sup>2</sup>

Bedroom 2 : 9,3m<sup>2</sup>

Bedroom 3 : 9,3m<sup>2</sup>

Bedroom 4 : 7m<sup>2</sup>

Bedroom 5 : 6,5m<sup>2</sup>

Cellar : 57m<sup>2</sup>

Garage : 13,3m<sup>2</sup>

W.C. : 1,4m<sup>2</sup>

Workshop 1 : 12,5m<sup>2</sup>

Workshop 2 : 16m<sup>2</sup>

Workshop 3 : 13,8m<sup>2</sup>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

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