

A delightful property with stunning views of the lake, situated within walking distance of the market square.

EXCLUSIVE

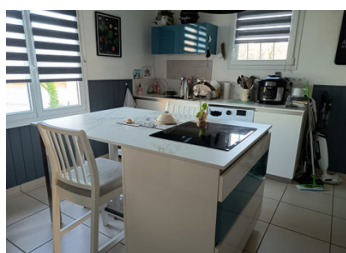


INFORMATION

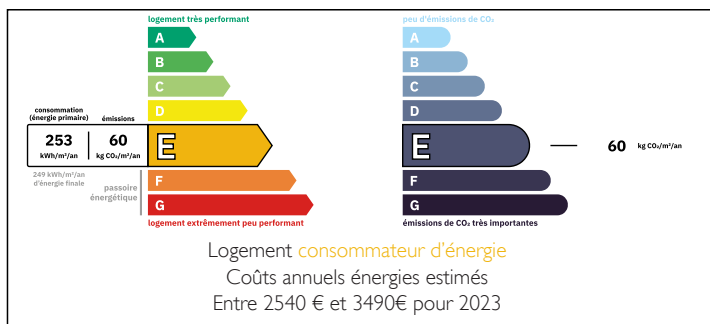
Town:	Huelgoat
Department:	Finistère
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	660 m2

IN BRIEF

The location of this property is ideal, being situated within walking distance of the centre of beautiful Huelgoat, with its impressive weekly produce market, commerce, bars and restaurants, yet enjoying incredible views of the lake, complete with swans, from its position on a quiet residential street. The main living accommodation is elevated on the basement, which is the complete footprint of the property. However, on entering the accommodation, a kitchen, sitting room/dining room, shower room and bedroom are found, allowing for one floor living - perfect for those less able to manage the stairs. A spacious balcony, accessed from the sitting room or directly from the garden, provides an ideal place from where to enjoy the lake! Upstairs boasts another bedroom, a small storage room/study and a large landing - a perfect space for arts and crafts or...

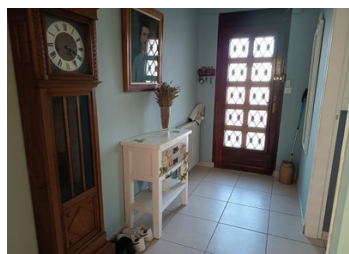


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

Property description (all measurements are approximate):

Basement:

Garage - 26.68m².

Laundry room with plumbing for automatic washing machine and stairs to hall - 16.84m².

Boiler room with boiler, oil tank and hot water tank - 11.13m².

First floor of living accommodation:

Hall - 6.31m² at the narrowest point.

Kitchen with plumbing for automatic washing machine, built-in appliances and stairs to upstairs - 13.49m².

Bedroom - 9.46m².

Shower room with walk-in shower, hand basin and heated towel rail - 2.90m².

Separate WC.

Sitting room/dining room with wood burner and French doors to balcony - 30.04m².

Upstairs:

Landing - 17.57m² at floor level.

Bedroom with built-in cupboards - 17.30m².

WC with hand basin - 5.40m².

Small room/office - 4.14m².

Distances (all approximate):

The market square, Huelgoat - 1.3kms.

Forest of Huelgoat - 2.2km.

Carhaix-Plouguer - 19.3kms.

Morlaix - 28.4kms.

Brest airport - 64.3kms.

Roscoff ferry port - 54.8kms.

Beach at Plestin-les-Grèves - 43.5kms.

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