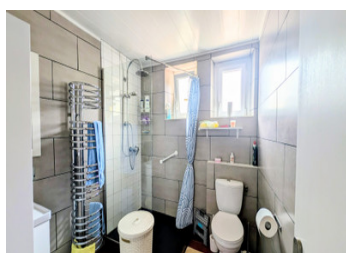


Beautiful 3 bedroom home with a great one bedroom cottage & hangar, in a hamlet close to Huelgoat



INFORMATION

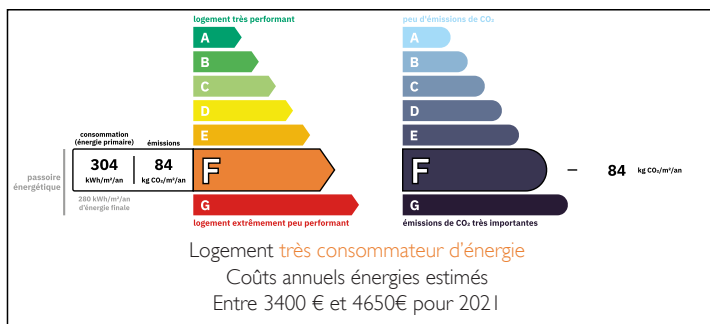
Town:	Huelgoat
Department:	Finistère
Bed:	4
Bath:	2
Floor:	133 m2
Plot Size:	885 m2



IN BRIEF

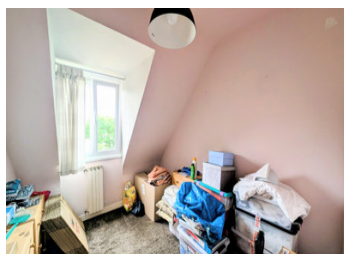
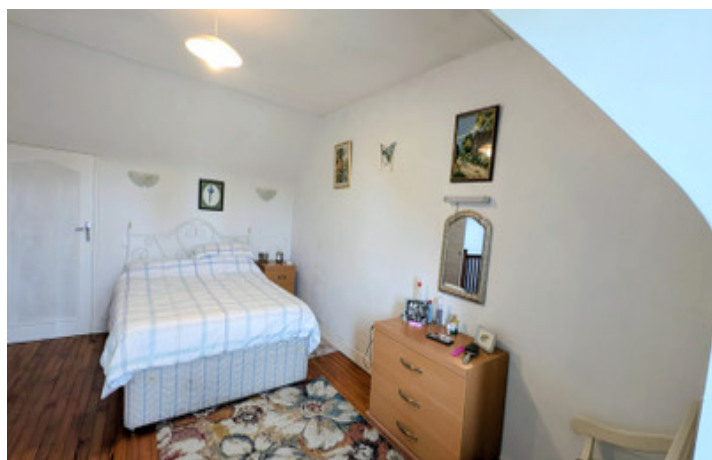
Located in the beautiful hamlet, five minutes away from Huelgoat centre, this versatile property combines a comfortable three-bedroom house, a separate one-bedroom cottage, gardens, and a useful hangar. The main house offers a spacious 6m x 4m living room with pellet stove, fitted kitchen (3.7m x 3.6m), bathroom (2.2m x 2.3m), and three first-floor bedrooms measuring 3m x 4m, 3.2m x 4m, and 2.5m x 2m. The independent cottage provides excellent accommodation for guests or holiday rentals, creating potential supplementary income. Set within easy reach of the famous Huelgoat Forest, local shops, cafés, restaurants, and leisure facilities, the property also benefits from convenient access to Morlaix TGV station and Brest Bretagne Airport. An excellent opportunity for those seeking a family home, holiday retreat, or lifestyle investment in one of Brittany's most attractive rural locations.

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: 195 EUR

NOTES

DESCRIPTION

Situated in a peaceful countryside setting near Huelgoat in Finistère, this attractive property offers a rare opportunity to enjoy the best of rural Brittany. Comprising a three-bedroom main residence, a separate self-contained cottage, established gardens, and a substantial hangar, the property is ideally suited to those seeking a permanent home, holiday retreat, or a property with income-generating potential.

The main house provides practical and comfortable accommodation. On the ground floor, the welcoming kitchen measures approximately 3.7m x 3.6m and offers ample space for everyday cooking and dining. The generous living room, measuring around 6m x 4m, benefits from a pellet stove, creating a warm and inviting focal point during the cooler months. Also on this level is a bathroom measuring approximately 2.2m x 2.3m.

The first floor accommodates three bedrooms. The principal bedroom measures approximately 3m x 4m, while the second bedroom extends to around 3.2m x 4m. A third bedroom of approximately 2.5m x 2m provides additional flexibility and could serve as a child's room, home office, dressing room, or guest accommodation.

There is also a detached cottage, offering additional living space ideal for visiting family and friends or for use as a holiday let. The accommodation includes a spacious living area incorporating lounge, dining, and kitchen facilities, together with a bedroom and shower room. Its separation from the main house allows privacy for both owners and guests, it has already been successful in generating seasonal rental income.

Outside, the property enjoys a fenced garden to the...