

A great business premises with independent apartment and beautiful views.



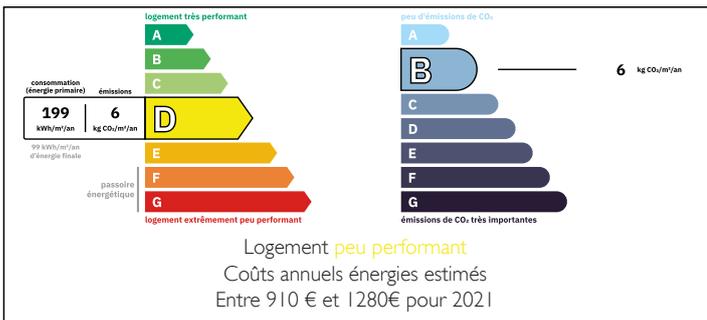
## INFORMATION

Town:	Huelgoat
Department:	Finistère
Bed:	2
Bath:	1
Floor:	74 m2
Plot Size:	104 m2

## IN BRIEF

Situated in a popular, tourist town, with its fabulous weekly produce market, the property is ideally situated for benefitting from passing trade, being opposite the beautiful lake. The property consists of 2 main parts - the shop and the apartment - although each is accessible from the other. On the ground floor is found a large shop/showroom and a WC, which is suitable for wheelchair users. From the shop there is access to the stairway leading to the apartment and to the workshop area. Originally an independent dwelling, the workshop area covers 2 floors, one of which would make a perfect storeroom, whilst the other, benefitting from a sink, would make an ideal workshop. From here, access can be gained to the lovely apartment, which also has an independent street entrance. The apartment boasts spacious and modern living...

## 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.



## DESCRIPTION

Property details (all measurements are approximate)

:

Ground floor:

Shop/showroom with convector heaters and door to stairway leading to the apartment and small stairway to workshop area - 51.78m<sup>2</sup>.

Disabled access toilet with WC, handbasin and convector heater.

Workshop area:

1st floor with hot water tank - 17.16m<sup>2</sup> (at floor level)

Ground floor workshop with sink and door way to small, outside shared area with street access - 22.24m<sup>2</sup>.

Apartment with independent street access and access from the shop and workshop, both of which can be locked :

Lower floor:

Open plan sitting room/dining room:

Sitting room area with views over the lake, convector heater and stairs leading to the road - 17.73m<sup>2</sup>.

Dining room area with pellet burner and arch to kitchen - 13.36m<sup>2</sup>.

Fitted and equipped kitchen with convector heater, small stairway to workshop and door to laundry area - 15.37m<sup>2</sup>.

Laundry area with plumbing for automatic washing machine, hot water tank, WC and hand basin - 3.75m<sup>2</sup>.

Upper floor:

Bedroom with views over the lake and a convector heater - 10.32m<sup>2</sup> (at floor level)

Landing.

Shower room with shower, hand basin, WC and heated towel rail - 4.72m<sup>2</sup>.

Bedroom with convector heater - 12.20m<sup>2</sup>.

## LOCAL TAXES

Taxe foncière: **789 EUR**

Taxe habitation: **EUR**

## NOTES