

Charming renovated 5-bedroom home with garden & woodland – short walk to Huelgoat town centre.



## INFORMATION

Town:	Huelgoat
Department:	Finistère
Bed:	5
Bath:	2
Floor:	110 m2
Plot Size:	4877 m2

## IN BRIEF

Charming renovated 5-bedroom home with small low maintenance garden & large woodland on adjacent plot – just a short walk to Huelgoat town centre.

Beautifully restored character property just a 5-minute walk from the centre of Huelgoat via the canal path. Offers 5 bedrooms, 2 bathrooms, a bright living/dining area, fitted kitchen, enclosed easy-to-maintain garden, and over 1 acre of private woodland.

Mains drainage

Double glazing.

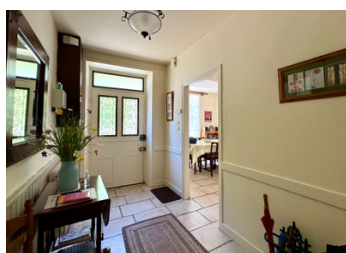
Garage, cellar, boiler room

Original features, balcony, wooden floors

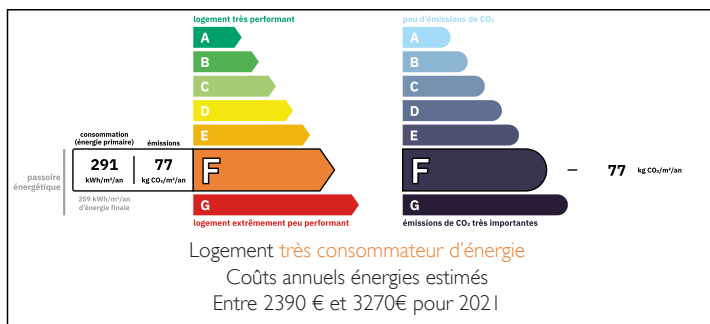
Possibility to add a 3rd bathroom

Quiet, setting close to amenities

Perfect as a main home or holiday retreat. Furniture negotiable. A must-see!

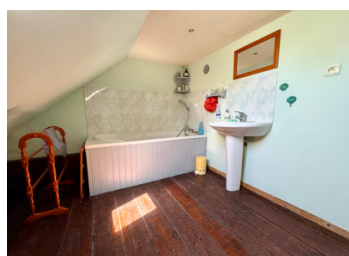


## ENERGY - DPE



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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

Beautifully renovated 5-bedroom character home with garden, woodland, and canal path access – Just minutes from Huelgoat town centre

Discover this exceptional 5-bedroom, 2-bathroom property full of charm and character, fully renovated to a high standard and ideally located just a 5-minute walk along the scenic canal path to the vibrant town of Huelgoat. Surrounded by nature yet within easy reach of cafés, restaurants, a bakery, supermarket, and a stunning lake.

Key Features:

Fully renovated character home with period features  
5 spacious bedrooms, 2 modern bathrooms

Pretty, enclosed garden – easy to maintain

Over 1 acre of private woodland.

Mains drainage, double glazing, and modern shutters  
Oil central heating, radiators throughout

Full electrical upgrade (2002)

Original hardwood staircase, wooden floors, and decorative wood panelling

Balcony off the master bedroom offering beautiful views

Ground Floor:

Entrance hall

Country-style fitted kitchen (11m<sup>2</sup>)

Spacious open-plan living/dining room (24m<sup>2</sup>) with direct access to garden.

Shower room (6m<sup>2</sup>) and separate WC (1.8m<sup>2</sup>)

First Floor:

Master bedroom (17m<sup>2</sup>) with dual aspect and private balcony

Bedroom 2 (13m<sup>2</sup>) with wooden floors and panelling

Bedroom 3 (9m<sup>2</sup>), bright and overlooking the garden

Plumbing in place to add a third bathroom, creating one on each floor

Second Floor:

Landing (6.5m<sup>2</sup>)

Bedroom 4 (16m<sup>2</sup>) with Velux roof light

Bedroom 5 (6m<sup>2</sup>), ideal as a child's room or office

Family bathroom (8.5m<sup>2</sup>) with bath, sink, WC, and wood flooring

Exterior: