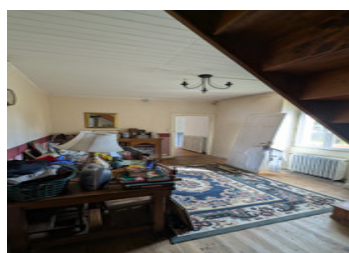


Spacious 3 bedroom house in Huelgoat with plenty of living space. Close to the lake, forest & all amenities.



INFORMATION

Town:	Huelgoat
Department:	Finistère
Bed:	3
Bath:	2
Floor:	110 m ²
Plot Size:	598 m ²

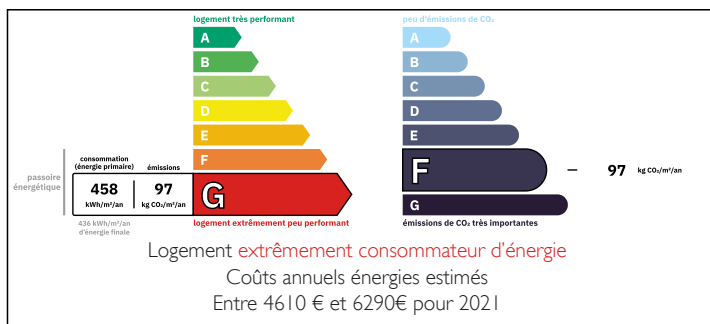


IN BRIEF

Ideally located in the heart of Huelgoat, this charming property sits just a short stroll from the picturesque lake, village square, and local commerces.

The house offers flexible living with two ground-floor bedrooms, a light-filled living area, and an adaptable attic salle de séjour. Beneath, a spacious basement/garage with triple doors opens potential for a workshop or additional living space. Perfect both as a family home or holiday retreat, this property blends comfort, convenience, and character—within easy reach of Morlaix TGV, Brest airport, and ferry connections

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

In the heart of Huelgoat (29690), this charming Breton home offers the perfect blend of comfort, convenience, and character.

Just a short walk from the shimmering lake, the lively village square, and the local commerces, it enjoys an enviable setting in one of Brittany's most picturesque and sought-after destinations. Huelgoat, famous for its forest and granite boulders steeped in legend, provides a tranquil yet vibrant environment that draws visitors and residents alike.

Entering the house, a useful hallway and a toilet set the tone for a home designed with both practicality and charm. The fitted kitchen, measuring approximately 4.2 by 2.9 metres, is bright and functional, connecting directly to a shower room and a spacious dining area.

The dining room, of matching size, flows naturally into a cosy living room—also 4.2 by 2.9 metres—inviting relaxation and warmth. From here, you step into a ground-floor bedroom with a delightful glimpse of the famous Huelgoat lake visible through the trees.

A small hallway off the dining room leads to a second ground-floor bedroom of similar proportions and a generously sized main bathroom. The layout allows for easy, comfortable living all on one level, ideal for families or those seeking single-floor convenience. Original features and natural light bring a sense of authenticity and comfort throughout the space.

A wooden staircase rises from the dining area to the attic level, where a large, elongated *salle de séjour*—8.6 metres by 1.9 metres—occupies the centre of the upper floor. This space,...

LOCAL TAXES

Taxe habitation:

EUR

NOTES