

Beautiful detached family home with 2 independent gîtes, centred in mature garden. Excellent income potential.

EXCLUSIVE



INFORMATION

Town:	Huelgoat
Department:	Finistère
Bed:	7
Bath:	5
Floor:	174 m ²
Plot Size:	1 120 m ²

IN BRIEF

Beautiful detached 5-bedroom family home close to the centre of Huelgoat, with two independent gîtes, a mature 1,120 m² garden and excellent income potential.

The main house offers approximately 148 m² of living space and comprises:

Bright conservatory and separate entrance

Ground-floor bedroom with shower room and WC, also ideal for B&B use

Large kitchen open to the living room

Spacious utility room with access to a terrace and rear garden

Upstairs: 4 bedrooms, one with its own shower room and WC

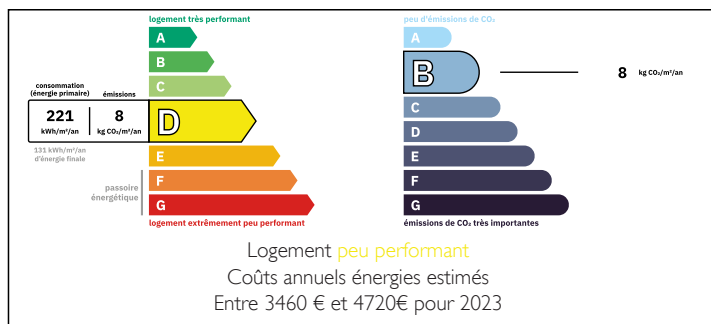
Separate family bathroom and WC

Large attic space of approximately 40 m², offering potential for further conversion

The property also includes two independent one-bedroom gîtes, each with a shower room/WC and private terrace, providing excellent potential for



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 foncière: 900 EUR

NOTES

DESCRIPTION

Large detached 5-bedroom family home with two independent one-bedroom gîtes, mature gardens of approximately 1,120 m², garage, outbuildings and extensive basement. Ideally located close to the centre of the popular market town of Huelgoat.

This spacious and versatile property offers an excellent opportunity for a family home, holiday rental business, B&B, or a combination of private living and supplementary rental income.

The main house provides approximately 148 m² of habitable living space, with an additional 31.6 m² of useful space, while the property also benefits from two independent gîtes, extensive storage and outdoor areas.

The main house

On the ground floor, a bright 11 m² conservatory provides a welcoming entrance and leads to a ground-floor bedroom with its own shower room and WC. This area could also lend itself particularly well to B&B or guest accommodation, allowing guests to have a degree of independence from the main family living areas.

The ground floor also comprises:

Spacious 16 m² kitchen

Large 16 m² living room

Generous 16 m² utility/laundry room, with access to a small terrace and the rear garden

Ground-floor bedroom of approximately 10 m²

Shower room and WC

Upstairs, a large landing provides access to four further bedrooms, offering flexibility for a large family, home office or guest accommodation.

One bedroom has its own shower room and WC, while the floor also benefits from a separate family bathroom and WC.

There is also access to a large attic space of approximately 40 m², with around 2 m head height at the centre. Subject to the necessary...