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IMMOBILIER INTERNATIONAL

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Ref: A38301JWI29 Price: 56 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (50 000 EUR without fees)

Charming Three-Bedroom Townhouse in the heart of the village of Scrignac!















INFORMATION

Town:	Scrignac
Department:	Finistère
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	32 m2

IN BRIEF

Ideally located in the heart of the village, this spacious three bedroom townhouse, combines character and convenience - an ideal holiday home or family home.

With generous room sizes and a layout perfect for family living or entertaining, it provides a welcoming base for enjoying village life and exploring the surrounding area.

ENERGY - DPE

DPE not required.

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.

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NOTES

DESCRIPTION

On the ground floor, a large 30 m² open-plan kitchen and dining room provides a welcoming space for gatherings, with natural light pouring in through double-glazed windows. Upstairs, the property features three well-proportioned bedrooms: a 17 m² main bedroom, a spacious 18 m² second bedroom, and a cozy 9 m² third bedroom—ideal for a child's room, guest space, or home office.

The family bathroom is generously sized and includes a bathtub, washbasin, WC, and a separate shower. Additional features include an insulated loft for energy efficiency and extra storage.

Some updating is still needed, offering great potential to add value and personalize this lovely home to your taste. A perfect blend of light, space, and village charm—this property is not to be missed.

Scrignac benefits from a local shop, school, restaurant and bar.
The tobacconist's and grocer's shop in the village of Scrignac is open every day except Monday,

Ideal location in the heart of the beautiful Monts D'Arree National Park and only 30mins to the beautiful Finistère coastline.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr