LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42242JAM29 Price: 129 999 EUR

agency fees included: 9 % TTC to be paid by the buyer (119 300 EUR without fees)

REDUCED! Detached 3 bedroom house plus gite with large field

EXCLUSIVE















INFORMATION

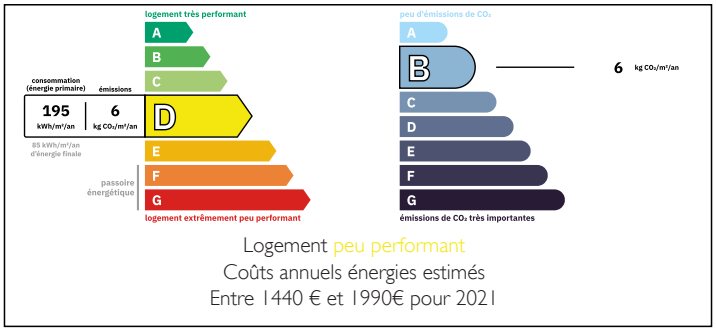
Town:	Scrignac
Department:	Finistère
Bed:	4
Bath:	3
Floor:	114 m2
Plot Size:	4376 m2

IN BRIEF

Fancy a change? Ever considered an adventure in France running your own business? Or perhaps you want a property that friends and family can visit but be in separate accommodation? If either of these scenarios suit you this could be the property for you!

This detached 3 bedroom property with a 1 bedroom gite attached has no near neighbours but is a short walk, less than 1km, from the village of Quenequen which has a bar and a weekly market. Easy access to walking and cycle trails in the local forests at Huelgoat, Berrien and Foret de Freau it is a great place to explore from. An ideal business opportunity, the property has a self contained one bedroom gite attached.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1440 € et 1990€ pour 2021

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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LOCAL TAXES

Taxe foncière:	**484 EUR**

NOTES

DESCRIPTION

Parking is at the rear of the property but there is a single parking space for gite guests next to the property.

Entering the drive from the D54 at the rear of the property, next to the field, there is a small enclosed piece of garden adjacent to the house plus the large field. There is a dedicated Petanque (boule) area.

The back door opens into a bright kitchen/diner (4.6 x 4.1) The front door of the property opens into the hallway (1.8 x 2.75) where there is a large storage cupboard and the stairs to reach the first floor. The lounge (4.5 x 4) is a good size with modern decor.

The classic Breton, wooden staircase leads to the landing. To the left is a bedroom (3.75 x 3.45) plus a shower room with sink and WC (4.05 x 1.58) Currently used as an office/workroom is another room that does fit a double bed (3.05 x 2.24)

Along the landing is a cupboard/dressing room (1.6 x 1.3) then the main bedroom (3.8 x 3.6) with an en suite bathroom (2.72 x 1.56) with bath, sink and WC.

Central heating powered by heat source pump.

Accessed from the front of the property is a small utility room, the rear of this room is a shower block.

Adjacent to the gite is a barn, with electricity, that is used for storage.

The current owners have used the gite for friends and family as it is the perfect...