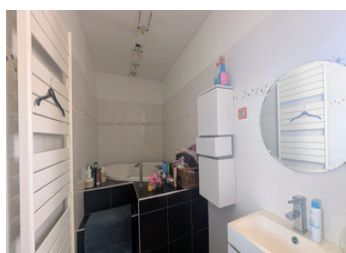
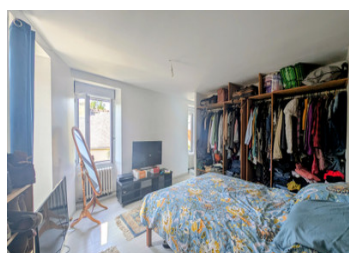


Spacious 6-Bed Village Home in Scrignac with easy to manage garden and dependance



INFORMATION

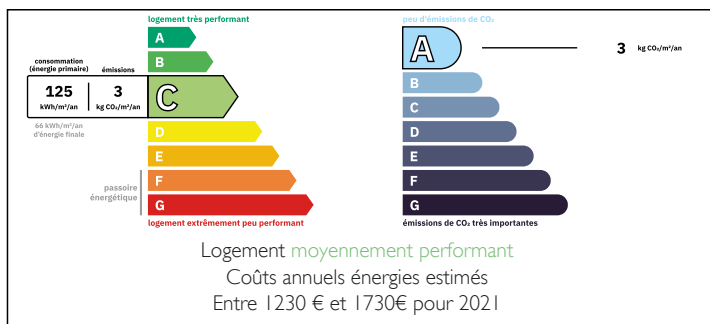
Town:	Scrignac
Department:	Finistère
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	246 m2



IN BRIEF

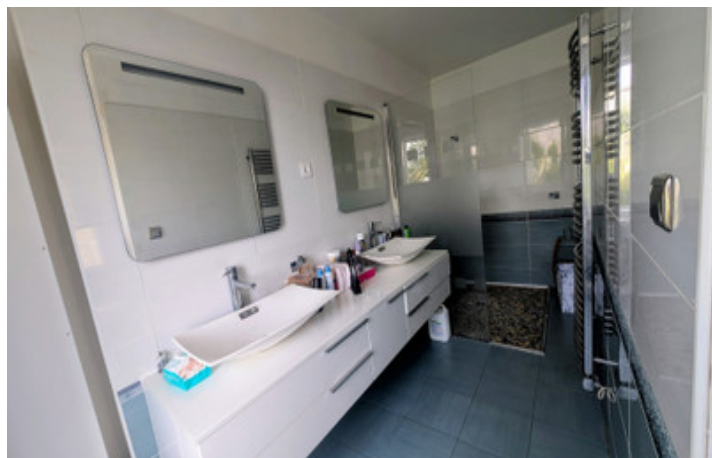
Set in the heart of the charming village of Scrignac, this spacious and versatile six-bedroom family home offers generous living accommodation, a private walled garden and an outbuilding with exciting development potential. The fitted kitchen and dining room is the true heart of the home, providing over 58m² of space for entertaining family and friends, while the bright and welcoming salon opens directly onto the garden. With six bedrooms spread across two upper floors, including a principal suite with en-suite shower room, the property offers flexible accommodation for large families, guests or those working from home. Modern comforts include double glazing, insulation and an energy-efficient heat pump. The manageable enclosed garden and detached outbuilding provide excellent opportunities to create a workshop, holiday gîte or additional accommodation. Ideally located within walking distance of village amenities and surrounded by the...

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

Situated in the centre of the welcoming village of Scignac, this deceptively spacious home offers an abundance of living space, flexible accommodation and exciting future potential. Whether you are looking for a large family residence, a home with space for hobbies or home working, or a property with income potential, this house deserves your attention.

Ground Floor

The heart of the home is undoubtedly the superb fitted kitchen and dining room, measuring approximately **5.06m x 11.50m**. This impressive room has been designed for modern family life and entertaining, offering ample space for a large dining table while retaining a practical and stylish fitted kitchen. Large windows and the front entrance flood the room with natural light, creating a bright and welcoming atmosphere.

Leading directly from the kitchen is the comfortable salon, measuring **5.60m x 3.90m**. This cosy living room enjoys excellent natural light from its windows and benefits from direct access to the enclosed rear garden, making it perfect for both everyday family living and summer entertaining.

A separate WC completes the ground floor accommodation.

First Floor

The first floor provides five well-proportioned bedrooms.

The principal bedroom benefits from its own en-suite shower room and measures approximately **4.04m x 2.40m**. It also enjoys direct access to the garden, creating a peaceful retreat.

Bedroom Two measures approximately **4.70m x 2.82m**.

Bedroom Three measures approximately **2.30m x 2.85m**.

Bedroom Four is an impressive **2.80m x 6.50m**,

NOTES