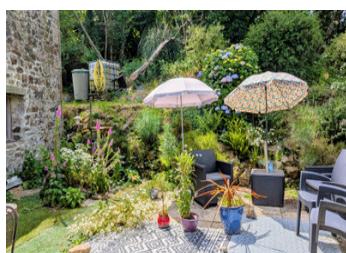
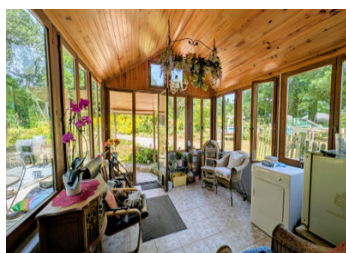


Charmante maison de 3 chambres avec jardin et dépendances près de Scrignac



INFORMATION

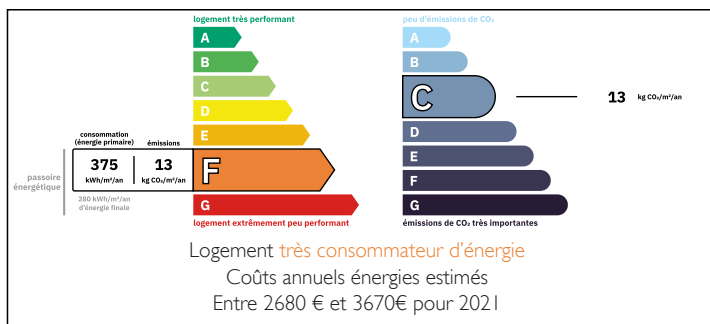
Town:	Scrignac
Department:	Finistère
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	3174 m2



IN BRIEF

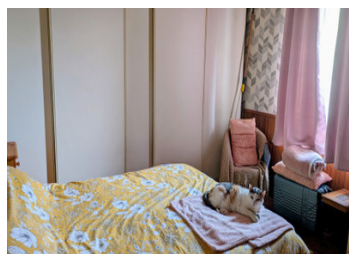
Situated in a peaceful hamlet near Scrignac, this charming three-bedroom house offers comfortable accommodation, attractive outdoor space and plenty of useful storage. The property opens into a spacious salon featuring a wood-burning stove, leading through to a lovely conservatory overlooking the garden. Also on the ground floor are a separate fitted kitchen with its own wood-burning stove, a WC and a practical utility/laundry room. Upstairs, there are three good-sized double bedrooms, each with fitted wardrobes, together with a family bathroom incorporating a shower. The insulated and boarded attic provides excellent additional storage. Outside, the property enjoys a pleasant garden and two small barns, offering useful space for tools, bikes, workshops or storage. Double glazing, window shutters and the option to purchase fully furnished make this an appealing home, holiday property or lock-up-and-leave base in Brittany.

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

Located in a quiet hamlet in the Scrignac area, this attractive property offers a comfortable and practical home surrounded by the peaceful Breton countryside. With three genuine double bedrooms, a garden, two small barns and several useful additional spaces, it would suit a family, permanent resident or anyone looking for a manageable holiday home in Brittany.

The property is entered directly into a generous salon, creating a welcoming first impression. A wood-burning stove provides a cosy focal point and makes the room ideal for relaxing during cooler evenings.

From the salon, glazed doors lead into a delightful conservatory overlooking the rear garden. This bright additional living space provides a wonderful spot for enjoying the garden throughout the seasons and could be used as a dining area, reading room or simply somewhere to relax with a morning coffee.

Also on the ground floor is a separate kitchen equipped with its own wood-burning stove. The layout provides a useful separation between cooking and living areas while retaining a warm and homely atmosphere.

A WC and practical laundry/utility room complete the ground floor.

Upstairs, a central landing leads to three comfortable double bedrooms. Each bedroom benefits from fitted wardrobes, providing useful built-in storage and helping to keep the rooms uncluttered.

The family bathroom includes a shower and serves all three bedrooms.

The attic has been boarded and insulated, providing valuable additional storage space and potential for future use, subject to any necessary permissions.

NOTES