LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47690MEJ29 Price: 76 550 EUR

agency fees included: 9 % TTC to be paid by the buyer (69 950 EUR without fees)

Suprisingly spacious three bedroom House in the Heart of Scrignac Village















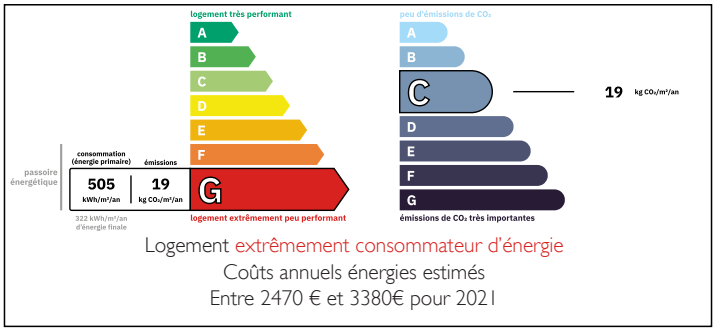
INFORMATION

Town:	Scrignac
Department:	Finistère
Bed:	3
Bath:	1
Floor:	63 m2
Plot Size:	156 m2

IN BRIEF

Situated in the heart of Scrignac village, this three-bedroom house enjoys a convenient location while still offering a peaceful setting in the Monts d'Arrée. Offering approximately 63 m² of living space, the property comprises an open-plan living room, dining room and kitchen, a bathroom downstairsand three bedrooms, together with a terraced garden and parking. The house benefits from double glazing and individual wood heating. With the village amenities close at hand and Huelgoat, Carhaix-Plouguer and the beautiful landscapes of the Monts d'Arrée all within easy reach, the property could make an ideal permanent home, holiday property or rental investment. An excellent opportunity for those looking for an authentic Breton village lifestyle in a beautiful part of Finistère.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2470 € et 3380€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47690MEJ29 Price: 76 550 EUR

agency fees included: 9 % TTC to be paid by the buyer (69 950 EUR without fees)







NOTES

DESCRIPTION

Situated in the heart of Scrignac village, this three-bedroom house enjoys a particularly convenient position, with the village amenities and services close by.

The property offers approximately 63 m² of living space and occupies a plot of around 156 m². With three bedrooms, it provides useful accommodation for a small family, holiday home or rental property.

The main living area incorporates an open-plan living area, dining room and kitchen, creating a practical and welcoming space for everyday living. A bathroom completes the accommodation.

The property has three bedrooms, providing a good amount of sleeping accommodation for a house of this size.

Heating is provided by individual wood heating and the property benefits from double glazing. There is also private parking.

Outside, the approximately 156 m² plot is relatively easy to maintain and provides an outdoor space to enjoy without the upkeep associated with a large garden.

The village-centre position is a particular advantage. Everyday amenities and local services are within easy reach, meaning that many of the essentials can be accessed without relying on a car, while the surrounding countryside provides plenty of opportunities to enjoy the outdoors.

The property could therefore appeal to buyers looking for a permanent home, a holiday base or a rental investment in an authentic Breton village.

Scrignac is a traditional Breton village situated in the heart of the Monts d'Arrée in Finistère. This property benefits from a central position within the bourg, with the village and its local services just a