

Detached 3 bedroom house plus attached gite, ideal business opportunity in Finistere



INFORMATION

Town:	Scrignac
Department:	Finistère
Bed:	3
Bath:	3
Floor:	109 m2
Plot Size:	4376 m2

IN BRIEF

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. The large field at the rear could be used, with the appropriate permissions, as a camp site. There is access from the rear to a utility room which has water so could be made into a simple shower room.

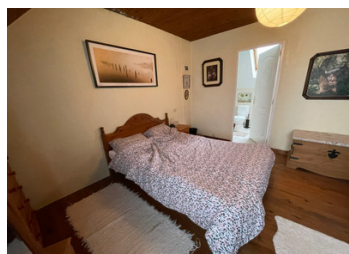


ENERGY - DPE

DPE in progress.

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.



LOCAL TAXES

Taxe habitation: 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.

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 utility room with sink that the current owners had thought could be used as a shower block if they were to open the field as a campsite.

Adjacent to the gite is a barn, currently with no electricity, that is used for storage.

The current owners have used the gite for friends and...