

Lovely two bedroom village house in Scrignac, perfect for family life or a lock up and leave

EXCLUSIVE



## INFORMATION

Town:	Scrignac
Department:	Finistère
Bed:	2
Bath:	1
Floor:	92 m <sup>2</sup>
Plot Size:	230 m <sup>2</sup>

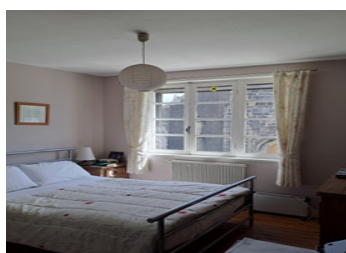
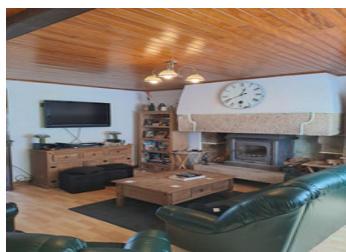
## IN BRIEF

In the heart of the peaceful village of Scrignac, this 92 m<sup>2</sup> house offers a pleasant and functional living environment. Built on a 230 m<sup>2</sup> plot, it is easy to maintain and is ideal for a small family or a couple looking to enjoy a comfortable space.

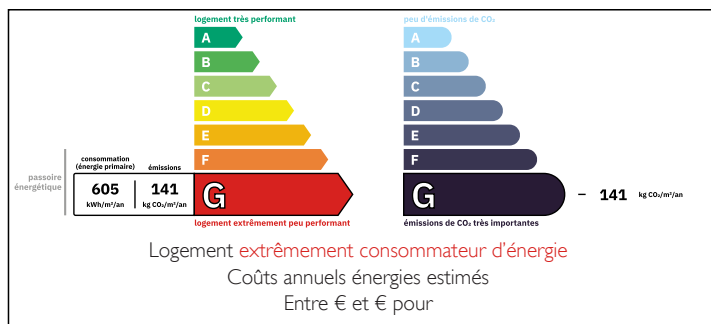
Step inside to a warm and inviting living room featuring a log burner, ideal for cosy evenings. The dining room provides a lovely space for entertaining, while the fully equipped kitchen is perfect for cooking up your favourite meals. A handy utility room houses the central heating boiler, and keeps everything tidy and organised.

Upstairs, you'll find two generous double bedrooms and a modern bathroom— perfect for everyday comfort.

Outside, enjoy a low-maintenance garden, ideal for relaxing without the upkeep, and a garage with additional storage space, providing plenty of room for your...



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

In the center of the picturesque village of Scrignac, this delightful home offers the perfect blend of convenience, comfort, and character.

Just steps from your door, you'll find a range of local amenities including an épicerie, bar, restaurant, hairdresser, primary school, library, football ground, and children's play areas—everything you need for everyday living in a friendly community.

The property is ideally situated for exploring the best of Brittany. A scenic 20-minute drive brings you to the popular town of Huelgoat, known for its enchanting ancient forest and unique rock formations. Here, you'll also find additional conveniences such as restaurants, a doctor, dentist, banks, and a supermarket.

For travel and coastal adventures, you're just:  
40 minutes from Morlaix TGV station with direct routes to Paris and Rennes  
45 minutes from the stunning Breton coastline and sandy beaches  
60 minutes from Brest International Airport  
60 minutes from Roscoff ferry terminal with connections to the UK and Ireland

### Interior Features:

A cozy and welcoming living room with a log burner and a large window that floods the space with natural light

A separate dining room, ideal for family meals and entertaining guests

A modern, light-filled kitchen, recently updated and offering ample storage

A utility room which houses the central heating boiler

### Upstairs:

Two comfortable bedrooms with picturesque views overlooking the village church and square

A bathroom featuring a convenient walk-in shower

### Outside:

A small, well maintained garden with shrubs and lawn

Garage/workshop and storage with electricity

This home offers the perfect opportunity for a