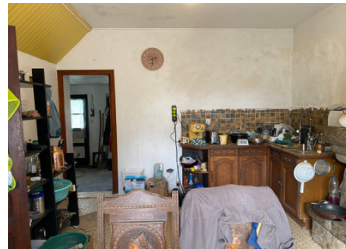


2 bed House to renovate with Outbuildings and 7,135m2 of Land. - Peaceful South-facing setting!



INFORMATION

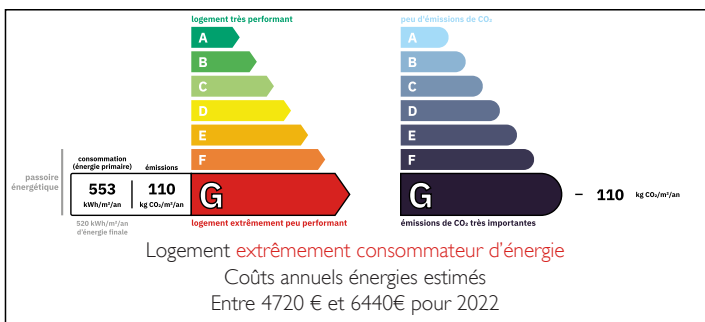
Town:	Scrignac
Department:	Finistère
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	7135 m2



IN BRIEF

Situated in a small, quiet hamlet at the end of a no-through road, this south-facing residential property offers excellent renovation potential in a peaceful rural environment.

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

The house comprises, on the ground floor, a living room and kitchen with access to a laundry room, bathroom and separate WC.

Upstairs, there are two bedrooms and an additional toilet with vanity sink.

The property also benefits from an outbuilding as well as a second small detached building, offering further potential for conversion (subject to necessary permissions)

Living room: $5.14 \times 4.37 = 22.50\text{m}^2$

Kitchen: $3.58 \times 4.61 = 16.5\text{m}^2$

Bathroom: $1.53 \times 2.55 = 3.93\text{m}^2$.

Separate WC

Utility room: $7.8 \times 2.3 = 18.55\text{m}^2$

Bedroom 1: $4.55 \times 3.52 = 16$

Bedroom 2: $3.56 \times 4.59 = 16.38\text{m}^2$

WC. 2.56m^2

All measurements are approximate.

Set on a generous plot of $7,135\text{m}^2$, the land provides ample outdoor space ideal for gardening, leisure use, or small-scale projects.

A charming opportunity for renovation in a tranquil countryside setting.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES