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Character House Close To Amenities in Brittany

Guémené-sur-Scorff , Morbihan , Brittany



€148,400

inc. of agency fees

3 Beds 1 Baths 167 sqm 0.07 ha

The charming village of Guémené-sur-Scorff invites you to discover this unique, carefully decorated property,...

At a Glance

Reference MFH-MJW02244

Bed 3

Land 0.07 ha

Near to Guémené-sur-Scorff

Bath 1

Pool No

Price €148,400

Hab.Space 167 sqm

Land Tax N/A

Property Description

The charming village of Guémené-sur-Scorff invites you to discover this unique, carefully decorated property, just steps from amenities. It welcomes you with a remarkable entrance leading to a spacious living/dining room, with an insert, open to the kitchen. Then access a second living room with a laundry room, offering an opening and a view of the pretty flowered and wooded garden. On the same level, a toilet with a washbasin as well as access to the cellar. Reach the first floor by a period staircase which leads you to 2 double bedrooms, an office and a shower room with toilet. Separated by a door, a studio area, ideal for receiving guests, which includes a double bedroom, an office and a beautiful bathroom. Possibility of accessing the studio by external steps which allows a separate entrance. The attic is on the second floor. Right of way to access the garden from the street through a gate. Rare to have such an outdoor space in the heart of this characterful town. If you're looking for a charming and unique property, this house is for you. Potential for further development to suit the individual needs / requirements of a potential buyer. Contact us for more information

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€148,400

Key Information

Year Built:	1940
Internal Area:	167 sqm
Land Area:	0.07 ha

Location: Brittany



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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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S. and L. BROWN



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