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## Lovely Character Housee in Brittany

Guémené-sur-Scorff , Morbihan , Brittany



# €170,625

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 atypical property decorated with care,...

### At a Glance

<b>Reference</b>	MFH-MJW02193	<b>Near to</b>	Guémené-sur-Scorff	<b>Price</b>	€170,625
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	167 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

The charming village of Guémené-sur-Scorff invites you to discover this atypical property decorated with care, at walking distance from amenities. It welcomes you with a remarkable entrance leading to a spacious living / dining room, with insert, open to the kitchen. Then access a second living room with laundry room, offering an opening and a view of the pretty flowered and wooded garden. On the same level, a toilet with 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 part, 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 an independent entrance. The attic is on the second floor. Right of way to access the garden from the street by a gate. Rare to have such an outdoor space in the heart of this city of character If you are looking for a charming and original property, this house is for you. Contact us for more information Reasonable offers will be taken into consideration.

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€170,625

### Key Information

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

### Location: Brittany

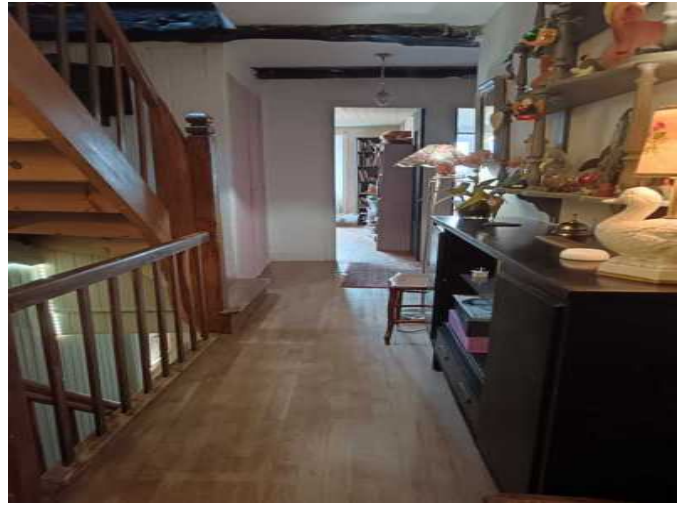


# Gallery













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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

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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 calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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