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## House for sale in Guitte in Brittany

Guitte , Côtes-d'Armor , Brittany



# €227,900

inc. of agency fees

4 Beds 1 Baths 128.5 sqm 0.14 ha

Located in a quiet and wooded environment, this comfortable and well maintained "Neo-Breton" house ideal for a family life, offers a pleasant and practical...

### At a Glance

**Reference** MFH-DIN12353-EL

**Near to** Guitte

**Price** €227,900

**Bed** 4

**Bath** 1

**Hab.Space** 128.5 sqm

**Land** 0.14 ha

**Pool** No

**Land Tax** N/A

### Property Description

Located in a quiet and wooded environment, this comfortable and well maintained "Neo-Breton" house ideal for a family life, offers a pleasant and practical living environment, including well-appointed living spaces, a complete basement, and a landscaped garden well exposed,

On the ground floor, there is a spacious living room with fireplace insert, ideal for convivial moments opening onto the kitchen allowing a beautiful circulation of light, an office can also serve as a bedroom according to your needs, a bedroom with built-in closet for convenient storage, a shower room and separate toilet for added convenience. The floor consists of a landing with closet providing additional storage space, three bright bedrooms, all with built-in wardrobe, bathroom equipped with cupboards and toilet.

The basement includes a laundry room, spacious garage, providing secure parking for vehicles, a workshop for DIY or for additional storage.

To complete this charming house, we find a pleasant terrace, ideal for enjoying the sunny days. and a garden with trees and landscaped, offering a natural and intimate setting for moments of relaxation.

Without waiting, come this house that is ideally located! (6.00 % fees incl. VAT at the buyer's expense.)

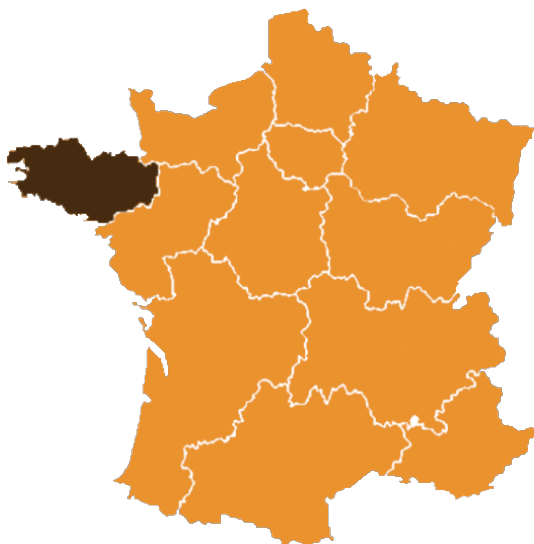
Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€227,900

Key Information

Year Built:	1980
Internal Area:	128.5 sqm
Land Area:	0.14 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

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](mailto:bonjour@my-french-house.com).

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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.

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

## Testimonials

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.

**S. and L. BROWN**



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