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## House for sale in Jugon Les Lacs in Brittany

Jugon Les Lacs , Côtes-d'Armor , Brittany



# €242,075

inc. of agency fees

5 Beds 1 Baths 134 sqm 0.02 ha

A landmark property in the heart of JUGON LES LACS. Now a welcoming 4 bedroomed home with the potential to enlarge the living space or combine living...

### At a Glance

Reference	MFH-DIN12389-RA	Near to	Jugon Les Lacs	Price	€242,075
Bed	5	Bath	1	Hab.Space	134 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

### Property Description

A landmark property in the heart of JUGON LES LACS. Now a welcoming 4 bedroomed home with the potential to enlarge the living space or combine living and workspace. Nestled next to one of the many waterways which characterize the small town of JUGON, the house enjoys an amazing luminosity with the calming sounds of water meandering by. Built of stone in the mid-19th century, the property retains its original features and décor. Bricks have been exposed, floors sanded and varnished, mouldings and fireplaces intact. The small terrasse garden is ideal for enjoying the calm of a summer afternoon and evening. Private and easy to maintain it is a haven for your pets and local birdlife. Renovation of the property has been lovingly started but it remains for the new owners to continue the work and add their story to this delightful home. JUGON LES LACS has been awarded the status of 'Petite Cité de Caractère'. With its warm charm and ambiance, it is a popular place to live or spend holidays, with its hub of shops and restaurants. All that you need is within walking distance. The main trunk roads and rail network assure easy access to the spectacular coast, ports and airports and nearby towns of DINAN and LAMBALLE, where the TGV allows a quick access to Paris also.

(5.25 % fees incl. VAT at the buyer's expense.)

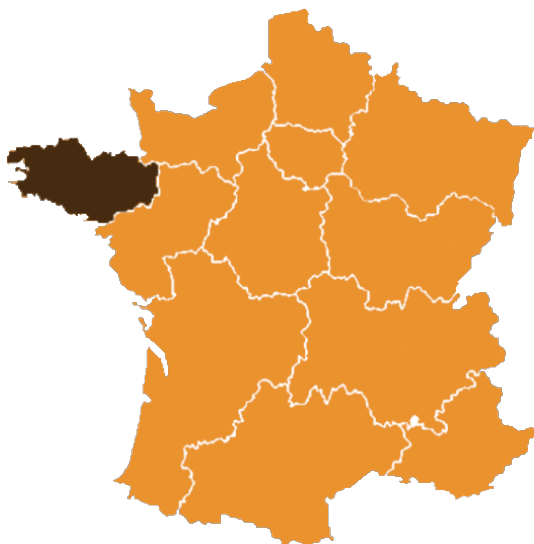
Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€242,075

Key Information

Year Built:	1860
Internal Area:	134 sqm
Land Area:	0.02 ha
Property Features:	
• Orientation:	ns
Has a Garden	Yes

Location: Brittany



## Gallery











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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.

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

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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.

**S. and L. BROWN**



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