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House for sale in Broons in Brittany

Broons , Côtes-d'Armor , Brittany



€344,000

inc. of agency fees

4 Beds 1 Baths 191 sqm 0.02 ha

Ideally located in the center of Broons, a dynamic Breton village with all amenities bordering the RN12, 30 minutes from RENNES and SAINT-BRIEUC, 5 minutes...

At a Glance

Reference MFH-DIN12412-SA

Near to Broons

Price €344,000

Bed 4

Bath 1

Hab.Space 191 sqm

Land 0.02 ha

Pool No

Land Tax N/A

Property Description

Ideally located in the center of Broons, a dynamic Breton village with all amenities bordering the RN12, 30 minutes from RENNES and SAINT-BRIEUC, 5 minutes from the train station (Paris-Brest axis), and 30 minutes from the beaches. Opportunity not to be missed! with this beautiful stone townhouse completely renovated in 2022 with taste and quality materials. You will discover a beautiful entrance with original glass roofs, a very trendy fitted and equipped kitchen, a well-designed back kitchen, toilet and a large, warm living room with through light opening onto a charming patio. The current layout of the ground floor can be slightly modified to create a single-story living space according to your needs. On the first level, a landing leads to 3 beautiful bedrooms and a modern and functional bathroom. On the second level, a magnificent master suite with sleeping area, bathroom/shower, dressing room and toilet....A gem for all parents! At the rear of the detached house, you will benefit from an outbuilding currently serving as a boiler room and laundry room which could be redesigned for a new living space. The same goes for the large garage in the extension which offers you the potential to imagine a future independent accommodation with rental income (planning certificate obtained). "See you soon for a visit which will undoubtedly be a shared favorite!" (4.24 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€344,000

Key Information

Year Built:	1900
Internal Area:	191 sqm
Land Area:	0.02 ha

Property Features:

- Orientation:
sud-ouest

Has a Garden	Yes
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Location: Brittany



Gallery







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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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C. BAUER – Sunday Times

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S. and L. BROWN



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