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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

Location: Brittany



Gallery



















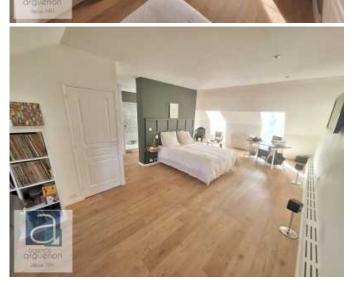
















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S. and L. BROWN



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