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## House for sale in Illifaut in Brittany

**Illifaut** , **Côtes-d'Armor** , **Brittany**



# €112,350

**inc. of agency fees**

**2 Beds      79 sqm      0.14 ha**

Pretty house near the village, 7 km from MERDRIGNAC, 12 km from Saint Meen Le Grand. This house comprises an entrance hall, fitted kitchen with access...

### At a Glance

**Reference** MFH-DIN12400-FR

**Near to** Illifaut

**Price** €112,350

**Bed** 2

**Pool** No

**Hab.Space** 79 sqm

**Land** 0.14 ha

**Land Tax** N/A

### Property Description

Pretty house near the village, 7 km from MERDRIGNAC, 12 km from Saint Meen Le Grand. This house comprises an entrance hall, fitted kitchen with access to the garden, living room with fireplace insert, access to the south-facing terrace, bedroom. Upstairs, a landing leading to 1 bedroom, an office that can be used as a bedroom, bathroom and toilet. To complete and enjoy this pretty house, there is a garage and a carport, and finally the well-exposed garden. Come and discover this great opportunity offering undeniable advantages! (7.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	2
Price	€112,350

Key Information

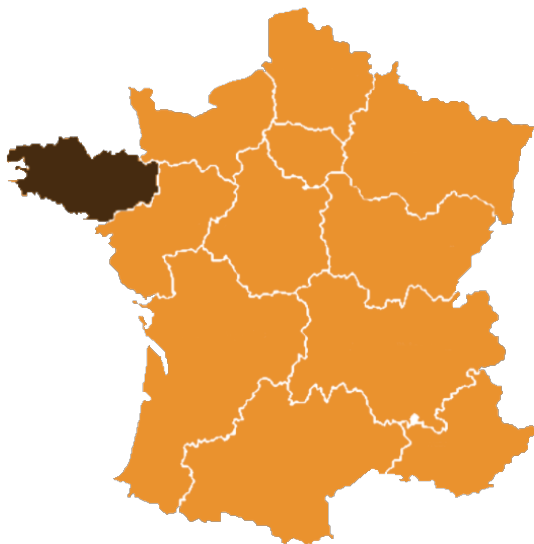
Year Built:	1993
Internal Area:	79 sqm
Land Area:	0.14 ha

Property Features:

- Orientation:  
sud-ouest

Has a Garden	Yes
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Location: Brittany



## Gallery











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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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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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