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## House for sale in Broons in Brittany

Broons , Côtes-d'Armor , Brittany



**€205,000**

inc. of agency fees

4 Beds      140 sqm      0.08 ha

This house, ideally located in the village of Sévignac, between Plénée-Jugon and Broons, near the RN12. It benefits from an enclosed and wooded plot of...

### At a Glance

**Reference** MFH-DIN12439-IM

**Near to** Broons

**Price** €205,000

**Bed** 4

**Pool** No

**Hab.Space** 140 sqm

**Land** 0.08 ha

**Land Tax** N/A

### Property Description

This house, ideally located in the village of Sévignac, between Plénée-Jugon and Broons, near the RN12. It benefits from an enclosed and wooded plot of about 880 m<sup>2</sup>, offering a pleasant and peaceful setting.

On the ground floor, you will find a beautiful bright and spacious living room with an insert, a fitted kitchen and two bedrooms. The floor has two additional bedrooms and an office, ideal for telework or storage space.

An adjoining garage completes this property, accompanied by a dependence serving as a workshop and two sheds, offering additional storage space.

This house combines comfort and potential, perfect for a family looking for a pleasant living environment. (5.13 % fees incl. VAT at the buyer's expense.)

Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 4        |
| Price          | €205,000 |

Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1980    |
| Internal Area: | 140 sqm |
| Land Area:     | 0.08 ha |
| 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.

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

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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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