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## House for sale in Bourseul in Brittany

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



**€367,500**

inc. of agency fees

6 Beds    1 Baths    185 sqm    0.3 ha

Located south of a charming Breton village, this magnificent stone farmhouse seduces with its typical architecture and exceptional setting. Nestled in...

### At a Glance

<b>Reference</b>	MFH-DIN12474-CC	<b>Near to</b>	Bourseul	<b>Price</b>	€367,500
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	185 sqm
<b>Land</b>	0.3 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located south of a charming Breton village, this magnificent stone farmhouse seduces with its typical architecture and exceptional setting. Nestled in a lush green setting, it offers a vast garden with mature trees, terrace with pergola and plunge pool heated with wood burner, ideal for enjoying the calm and the gentle Breton way of life. The interior, bright and warm, is distinguished by great modularity. Three beautiful living rooms allow you to arrange the space according to your desires. The house has six bedrooms, perfect for welcoming family and friends.

At the end of the longere, there are 2 rooms used for storage which can be used according to ones needs.

Its location is a real asset: close to the small village of Saint Méloir des Bois, a village of rural heritage of Brittany which hosts a famous festive market on Wednesday evenings in summer, Jugon les lacs, a picturesque village with a beautiful lake and Plancoët are 10 minutes away and offer all services, shops, schools etc. the TGV to LAMBALLE 15 minutes away (2h30 Paris); Nature lovers and walkers will appreciate the banks of the Arguenon, while the beaches of the Saint-Jacut-de-la-Mer peninsula are accessible in just 20 minutes.

An area with a rich natural heritage, many things to see and do in the surrounding area, A house of character, ideal for a main or secondary residence, to discover without delay! 30 mns from Saint Malo ferry port and 1 hour from Rennes airport. (5.00 % fees incl. VAT at the buyer's expense.)

### Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€367,500

### Key Information

Internal Area:	185 sqm
Land Area:	0.3 ha
Swimming Pool?	Yes

### 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 calling 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**

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