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## House for sale in Les Champs Geraux in Brittany

Les Champs Geraux , Côtes-d'Armor , Brittany



**€233,200**

inc. of agency fees

3 Beds 1 Baths 93 sqm 0.07 ha

Located in a pretty residential area of the village, a quiet street, the gardens are well established all around to create privacy, the village center...

### At a Glance

**Reference** MFH-DIN12491-IM

**Bed** 3

**Land** 0.07 ha

**Near to** Les Champs  
Geraux

**Bath** 1

**Pool** No

**Price** €233,200

**Hab.Space** 93 sqm

**Land Tax** N/A

### Property Description

Located in a pretty residential area of the village, a quiet street, the gardens are well established all around to create privacy, the village center is very close with a multi-service shop, and the primary school, The house was built in 2005 and offers an ideal and peaceful place to settle, Within easy reach of many attractions, Dinan, the banks of the Rance, the Coetquen forest, the Canal d'Ille et Rance, the Bourbansais park, Rennes and St Malo are also easily accessible via the N137

With a living area of approximately 93 sqm, bright, it consists on the ground floor of a spacious living room, ideal for enjoying beautiful natural light throughout the day. A bedroom can be arranged on the ground floor according to your needs (office, guest room or master suite).

Upstairs, you'll find three comfortable bedrooms and two bathrooms, providing a practical layout for family life. Situated on a 708 sqm enclosed and wooded plot, this house will appeal to those seeking peace and quiet without being too far from amenities.

A rare property to discover without delay, ideal for a family, a primary residence near Dinan and the Rennes / Saint-Malo axis. (6.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€233,200

Key Information

Year Built:	2006
Internal Area:	93 sqm
Land Area:	0.07 ha

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).

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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.

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**S. and L. BROWN**



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