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## House for sale in Auceleuc in Brittany

Auceleuc , Côtes-d'Armor , Brittany



# €185,500

inc. of agency fees

3 Beds 1 Baths 104 sqm 0.03 ha

This charming cottage in the heart of Auceleuc is ready to start the next chapter in its history. So close to DINAN, it allows you quick access to all...

### At a Glance

Reference	MFH-DIN12293	Near to	Auceleuc	Price	€185,500
Bed	3	Bath	1	Hab.Space	104 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

### Property Description

This charming cottage in the heart of Auceleuc is ready to start the next chapter in its history. So close to DINAN, it allows you quick access to all amenities and the Brittany coast is less than 30 minutes.

Stone built, with many original features, including granite vaisselleir built into the lounge wall, beams and the old wooden plank floors upstairs, it provides good sized rooms and layout. The garden is easy to manage and private and there is parking just in front.

(6.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€185,500

Key Information

Year Built:	1800
Internal Area:	104 sqm
Land Area:	0.03 ha
Property Features:	
• Orientation:	sud-ouest
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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## Buying French Property Just Got Easier...

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.

## Testimonials

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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