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## House for sale in Caulnes in Brittany

Caulnes , Côtes-d'Armor , Brittany



# €222,600

inc. of agency fees

3 Beds 1 Baths 83.7 sqm 0.12 ha

Located in a quiet and sought-after area of Caulnes, this bright and functional house offers a pleasant living environment close to shops, schools and...

### At a Glance

<b>Reference</b>	MFH-DIN12494-FR	<b>Near to</b>	Caulnes	<b>Price</b>	€222,600
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	83.7 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in a quiet and sought-after area of Caulnes, this bright and functional house offers a pleasant living environment close to shops, schools and the TGV station. Ideally located, you can reach Rennes in 30 minutes and Dinan in 20 minutes. With a surface area of approximately 83 sqm, it is composed of: - On the ground floor: a living room with insert, a fitted kitchen, two bedrooms with storage, a bathroom and a WC. - Upstairs: a bedroom, a bathroom WC. - A full basement including a boiler room, a laundry room, a garage, a workshop and a wine cellar, offering a beautiful storage and work space. The property is located on an enclosed and wooded plot of 1163 sqm. A convertible attic. offering multiple development possibilities and in particular for a professional life in teleworking thanks to fiber! (6.00 % fees incl. VAT at the buyer's expense.)

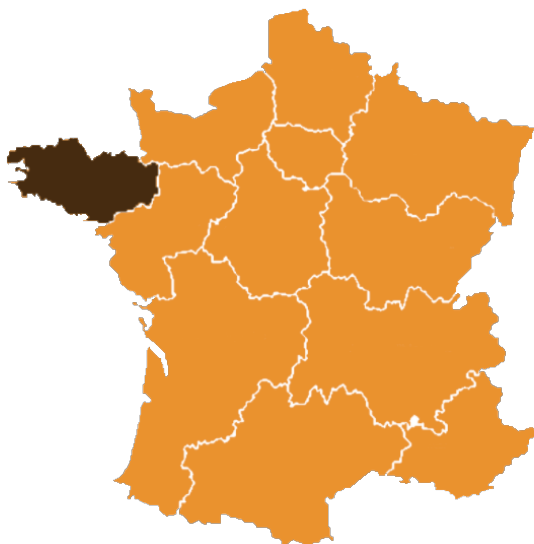
Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€222,600

Key Information

Year Built:	1987
Internal Area:	83.7 sqm
Land Area:	0.12 ha
Property Features:	
• Orientation:	eo
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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or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

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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.

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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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