

[Click to view MFH-DIN12394-IM](#)

## House for sale in Caulnes in Brittany

Caulnes , Côtes-d'Armor , Brittany



**€242,650**

inc. of agency fees

4 Beds 1 Baths 145 sqm 0.24 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-DIN12394-IM	<b>Near to</b>	Caulnes	<b>Price</b>	€242,650
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	145 sqm
<b>Land</b>	0.24 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 145 sqm, it is composed of: - On the ground floor: a beautiful living room with wood insert, opening onto a pleasant south-facing veranda, a fitted kitchen, an office, a bedroom, a bathroom and a toilet. - Upstairs: three spacious bedrooms with storage, a shower room, a toilet. - 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 whole is located on an enclosed and wooded plot of 2,402 sqm, part of which is buildable, offering the possibility of creating a building plot. A rare property in the area, offering multiple development possibilities, particularly for a professional life working remotely thanks to fiber! (5.50 % fees incl. VAT at the buyer's expense.)

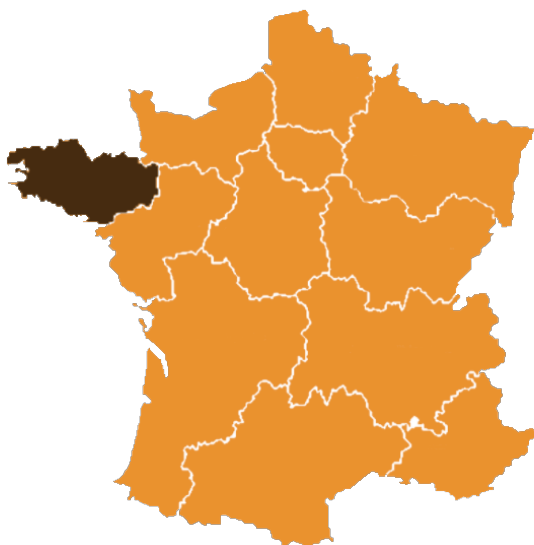
Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€242,650

Key Information

Year Built:	1979
Internal Area:	145 sqm
Land Area:	0.24 ha

Location: Brittany



## Gallery







As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## 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**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved