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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

Reference	MFH-DIN12394-IM	Near to	Caulnes	Price	€242,650
Bed	4	Bath	1	Hab.Space	145 sqm
Land	0.24 ha	Pool	No	Land Tax	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.)

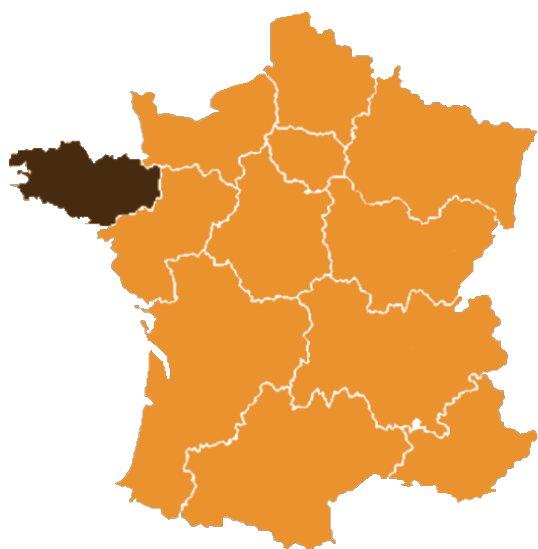
Summary

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



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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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S. and L. BROWN



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