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House for sale in Broons in Brittany

Broons , Côtes-d'Armor , Brittany



€159,750

inc. of agency fees

4 Beds 135 sqm 0.04 ha

Ideally located in the town of Broons, this house of character will seduce lovers of authenticity and beautiful volumes. From the entrance, you will be...

At a Glance

Reference MFH-DIN12492-IM

Near to Broons

Price €159,750

Bed 4

Pool No

Hab.Space 135 sqm

Land 0.04 ha

Land Tax N/A

Property Description

Ideally located in the town of Broons, this house of character will seduce lovers of authenticity and beautiful volumes. From the entrance, you will be welcomed by a spacious hall crossed by an elegant wooden staircase, a real centerpiece of the house.

The ground floor offers a beautiful living room bathed in light thanks to a through exposure, ideal for enjoying a warm interior throughout the day.

Upstairs, you will discover four large bedrooms with generous volumes, perfect for hosting a family or setting up a workspace. An easily convertible attic completes this level and offers great potential for expansion according to your projects.

Outside, two outbuildings enrich the property, ideal for storage, a workshop or even a future development project.

A rare property in the center of Broons, combining charm, potential and ideal location close to amenities. (6.50 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	4
Price	€159,750

Key Information

Internal Area:	135 sqm
Land Area:	0.04 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).

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.

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S. and L. BROWN



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