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House for sale in Guenroc in Brittany

Guenroc , Côtes-d'Armor , Brittany



€248,512

inc. of agency fees

4 Beds 141.55 sqm 0.11 ha

Located in the countryside of Guenroc, 15 minutes from Dinan, this beautiful stone house, completely renovated, comprises on the ground floor a fitted...

At a Glance

Reference MFH-DIN12550-FR

Near to Guenroc

Price €248,512

Bed 4

Pool No

Hab.Space 141.55 sqm

Land 0.11 ha

Land Tax N/A

Property Description

Located in the countryside of Guenroc, 15 minutes from Dinan, this beautiful stone house, completely renovated, comprises on the ground floor a fitted and equipped kitchen, utility room, a living room with a wood stove giving access to the land. On the first floor, a landing leading to two bedrooms and a master suite of 40 m² (shower room, dressing room, separate toilet). On the second floor, a bedroom and a room to finish fitting out. A beautiful plot of land. An opportunity not to be missed. Contact us now to arrange a visit.

(5.75 % fees incl. VAT at the buyer's expense.)

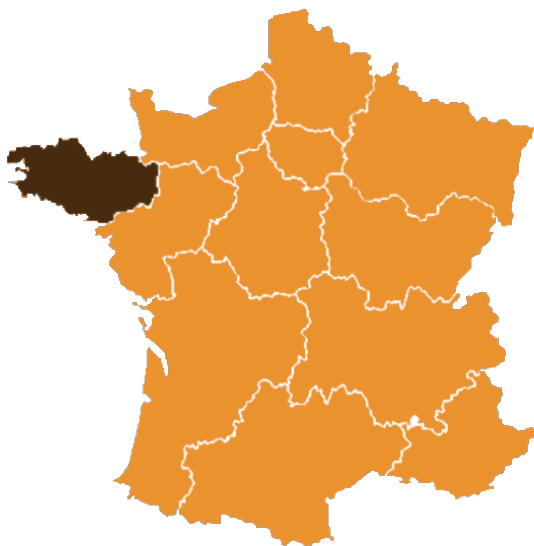
Summary

Property type: House
Bedrooms: 4
Price €248,512

Key Information

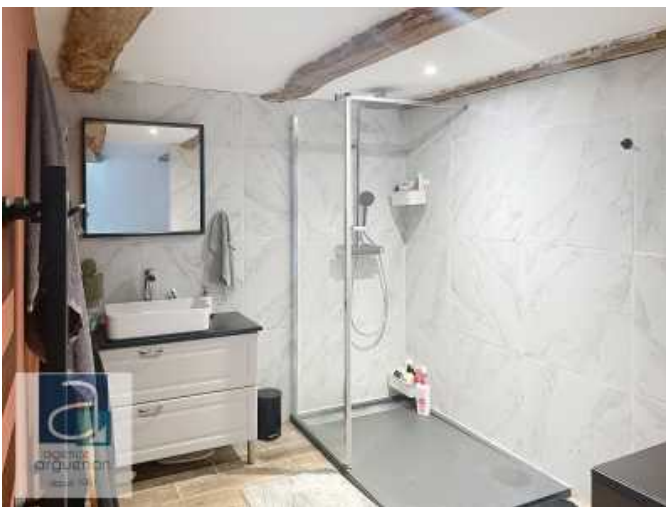
Internal Area: 141.55 sqm
Land Area: 0.11 ha
Property Features:
• Orientation: sud
Has a Garden Yes

Location: Brittany



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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.

To see more great properties like this one, visit our daily updated website at 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



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