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House for sale in Broons in Brittany

Broons , Côtes-d'Armor , Brittany



€190,000

inc. of agency fees

4 Beds 135.4 sqm 0.32 ha

The surroundings: Quiet and rural, 3 kilometers from the city center of Broons with a beautiful market square, cafe, terraces, shops, services, schools;...

At a Glance

Reference MFH-DIN12542-IM

Near to Broons

Price €190,000

Bed 4

Pool No

Hab.Space 135.4 sqm

Land 0.32 ha

Land Tax N/A

Property Description

The surroundings: Quiet and rural, 3 kilometers from the city center of Broons with a beautiful market square, cafe, terraces, shops, services, schools; colleges, swimming pool, etc. The city benefits from a strategic location with direct access to the N12 and SNCF train station, to reach Rennes, Lamballe, Saint Briec, A sector where life is good with a rich and dynamic community life. The property: An old farmhouse typical of the local heritage, composed of several buildings: the dwelling house, old stables, hangar, organized around a central courtyard, An ideal property for those who need space to express themselves and carry out their projects, ideal for creating, storing, working. A beautiful base to evolve over time, the possibilities ... A great opportunity for a country life project. The main farmhouse develops a living area of more than 135 sqm, offering a beautiful bright living room, four bedrooms including one on the ground floor, as well as two bathrooms. Functional and warm, it will appeal to families. Adjoining the house, you will find a second stone building, already insulated, to be completely renovated. It has strong potential for expansion or the creation of a gîte / seasonal rental (Airbnb type). The whole rests on a plot of 3,169 sqm, decorated with three outbuildings and three sheds, representing a total surface area of approximately 450 sqm to be used according to your needs (storage, workshop, agricultural or craft project?). This rare property combines character, volume and development potential, in a quiet environment while remaining close to roads and services. To discover without delay. (5.56 % fees incl. VAT at the buyer's expense.)

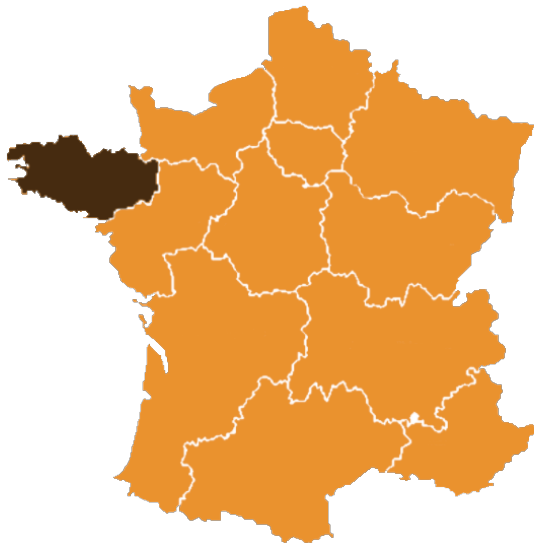
Summary

Property type:	House
Bedrooms:	4
Price	€190,000

Key Information

Internal Area:	135.4 sqm
Land Area:	0.32 ha
Has a Garden	Yes

Location: Brittany



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S. and L. BROWN



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