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## House for sale in Cuguen, Brittany

Cuguen , Ille-et-Vilaine , Brittany



# €263,125

inc. of agency fees

4 Beds   1 Baths   102 sqm   0.07 ha

In the heart of a small town in Romantic Brittany, Set of 2 houses to renovate, outbuildings, garage, in CUGUEN, a small town of 800 inhabitants at the gates of Combourg and its train station. Come and...

### At a Glance

<b>Reference</b>	MFH-DIN11618-LD	<b>Near to</b>	Cuguen	<b>Price</b>	€263,125
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	102 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of a small town in Romantic Brittany, Set of 2 houses to renovate, outbuildings, garage, in CUGUEN, a small town of 800 inhabitants at the gates of Combourg and its train station. Come and discover this old farmhouse and house typical of the 1950s, an atypical set, which calls for a particular project, would be suitable for a lodging project, a house project for childminders, craftsman, artist, development project in rental apartments, House 1 d an area of 102sqm. Ground floor: entrance with stairs giving access to the first floor, a living room with kitchen, and a living room. floor: 4 bedrooms on beautiful parquet, a bathroom and

WC. Ideally, provide electrical work, insulation, openings are single glazing and interior decoration. The house is well connected to mains drainage. The house has a 4 year old boiler House 2 with a potential of 130sqm habitable after complete renovation. Added to this are 2 outbuildings giving an additional 30sqm. The whole on a surface of ground of more than 700m<sup>2</sup> (a demarcation will be carried out) with its kitchen garden of approximately 130m<sup>2</sup>. This project is ideal for a main housing project with a gîte or for the construction of a main residence with an area of 230sqm!!! 7 km from Combourg (7min), 44 km from St Malo (40 min), 47 km from Rennes (40 min), and 29 km from Mont Saint Michel (30 min) of which 5.25 % fees incl. VAT at the buyer's expense.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€263,125

## Key Information

Year Built:	1950
Internal Area:	102 sqm
Land Area:	0.07 ha
Has a Garden	Yes

## Location: Brittany



# Gallery







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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 calling off period has expired. It takes an average of three months to buy a property in France.

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**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.

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