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## House for sale in Broons, Brittany

Broons , Côtes-d'Armor , Brittany



# €263,125

inc. of agency fees

309 sqm

0.04 ha

In the center of the village of Broons, at the foot of the shops, doctors, schools, but also 5 mins from the train station and 2 mins from the RN12 serving the Rennes-St Brieuc axis, To discover absolutely...

### At a Glance

**Reference** MFH-DIN11899-SA

**Near to** Broons

**Price** €263,125

**Land** 0.04 ha

**Pool** No

**Hab.Space** 309 sqm

**Land Tax** N/A

### Property Description

In the center of the village of Broons, at the foot of the shops, doctors, schools, but also 5 mins from the train station and 2 mins from the RN12 serving the Rennes-St Brieuc axis, To discover absolutely this old storage building (graineterie ) in stone and land to rehabilitate offering a capacity of more than 300 sqm of living space on a plot of approximately 400 sqm. The structure is healthy with an atypical architecture. This building on concrete slab with a beautiful framework has many beams in good condition, retaining walls on both sides which give a lot of charm to the rooms. The permit for the rehabilitation has been submitted and

accepted for the creation of a residence of 5 apartments, 2 of which have terraces and all on land with private parking spaces. Possibility also to choose another configuration if you want individual accommodation... Roof completely redone with installation of 9 skylights. Demarcation carried out and creation of an independent access currently in progress. You are an Investor, or you like wide open spaces and you have always dreamed of creating your Loft, then this place is made for you! and why not consider a shared habitat? Quickly bring this large-scale project to life, which could combine modernity and authenticity!

## Summary

Property type: House  
Price: €263,125

## Key Information

Internal Area: 309 sqm  
Land Area: 0.04 ha

## Location: Brittany



## Gallery







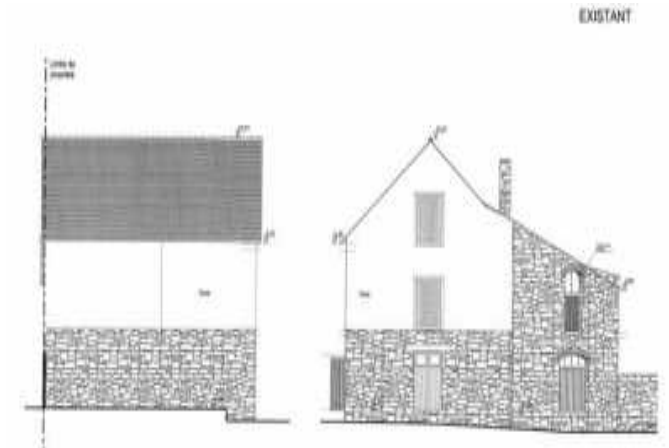


Plan masse et plan de toiture - Ech.: 1/250



Elevation Nord - Ech.: 1/100

Elevation Ouest - Ech.: 1/100



Elevation Sud - Ech.: 1/100

Elevation Est - Ech.: 1/100



Elevation Sud - Ech.: 1/100

Elevation Est - Ech.: 1/100



Elevation Nord - Ech.: 1/100

Elevation Ouest - Ech.: 1/100

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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.

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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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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.

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