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## Building for sale in Caulnes, Brittany

Caulnes , Côtes-d'Armor , Brittany



# €271,950

inc. of agency fees

5 Beds      195 sqm      0.06 ha

A CAULNES, RN12 Axe RENNES/ SAINT-BRIEUC, 40 minutes from RENNES, village with all shops, and all services including the TER, Building of report in the center village in very good condition. No work to...

### At a Glance

<b>Reference</b>	MFH-DIN12010-ASM-EL	<b>Near to</b>	Caulnes	<b>Price</b>	€271,950
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	195 sqm
<b>Land</b>	0.06 ha			<b>Land Tax</b>	N/A

### Property Description

A CAULNES, RN12 Axe RENNES/ SAINT-BRIEUC, 40 minutes from RENNES, village with all shops, and all services including the TER, Building of report in the center village in very good condition. No work to plan and Ready to rent!

- A T3 apartment with a large living room with kitchen (renovated), corridor serving two bedrooms with wardrobes, toilet and a bathroom, laundry room and a terrace without opposite completes this bright

apartment.

- on the ground floor, an independent apartment with a closed and pleasant garden facing south, including a large living room/ living room opening onto a kitchen and equipped renovated, hallway serving two bedrooms, one with closet, a bathroom a laundry room and a toilet, upstairs a beautiful attic room with exposed beams and many storage spaces. An outbuilding used as a shed completes this accommodation.

## Summary

Property type:	Building
Bedrooms:	5
Price	€271,950

## Key Information

Year Built:	1946
Internal Area:	195 sqm
Land Area:	0.06 ha
Property Features:	
• Orientation:	eo

## 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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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**

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