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## House for sale in Broons, Brittany

Broons , Côtes-d'Armor , Brittany



# €262,500

inc. of agency fees

8 Beds   1 Baths   183 sqm   0.09 ha

This charming family granite house is to discover in the heart of Broons, close to shops and all amenities, ideally located a few minutes from the train station and the RN12 (30 minutes from Rennes and...

### At a Glance

<b>Reference</b>	MFH-DIN12086-ASM-FR	<b>Near to</b>	Broons	<b>Price</b>	€262,500
<b>Bed</b>	8	<b>Bath</b>	1	<b>Hab.Space</b>	183 sqm
<b>Land</b>	0.09 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This charming family granite house is to discover in the heart of Broons, close to shops and all amenities, ideally located a few minutes from the train station and the RN12 (30 minutes from Rennes and Saint-Brieuc).

Renovated with quality materials, from the entrance, a large hall is available to you.... then you will discover the kitchen in extension of a pleasant living room with beautiful fireplace, three bedrooms a bathroom to

refresh, separate toilet .

Upstairs a spacious mezzanine serves 5 other bedrooms, and an office, a bathroom with shower and toilet.

The basement offers a cellar, boiler room and garage

And finally the garden not overlooked will allow to enjoy a vegetable garden, a terrace or any other activities...

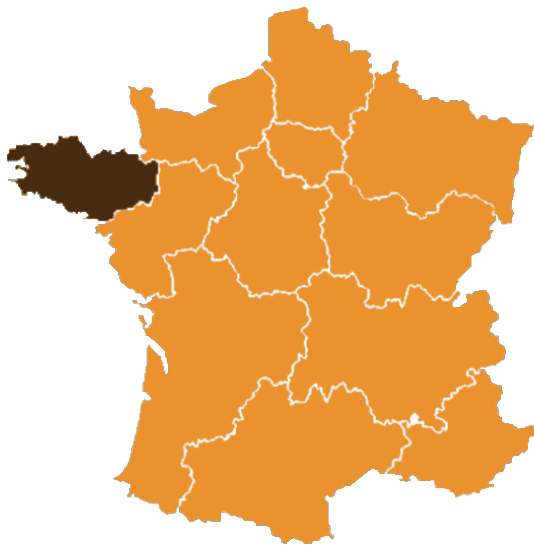
## Summary

Property type:	House
Bedrooms:	8
Bathrooms	1
Price	€262,500

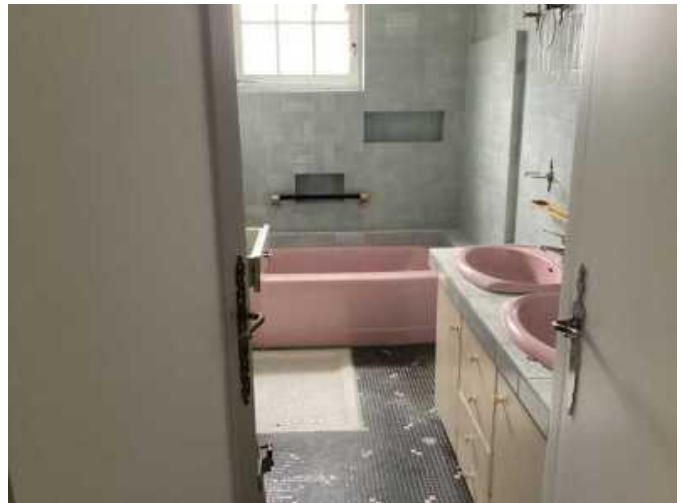
## Key Information

Internal Area:	183 sqm
Land Area:	0.09 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

## Location: Brittany



## Gallery





As Featured in

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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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