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## House for sale in Erquy, Brittany

Erquy , Côtes-d'Armor , Brittany



# €499,200

inc. of agency fees

4 Beds    1 Baths    126 sqm    0.07 ha

Ideally located close to the sea and shops, it will offer you a very pleasant living environment. The entrance hall includes cupboards and a separate toilet giving you access to a large living-dining...

### At a Glance

<b>Reference</b>	MFH-DIN12211-ASM-FR	<b>Near to</b>	Erquy	<b>Price</b>	€499,200
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	126 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located close to the sea and shops, it will offer you a very pleasant living environment. The entrance hall includes cupboards and a separate toilet giving you access to a large living-dining room opening onto a fully equipped modern kitchen, this very bright house with large bay windows. At the same level, a first sleeping area offers you living on one level. It consists of a bedroom with storage space and a private bathroom. Upstairs, a mezzanine, three bedrooms, one with cupboard storage, a bathroom, a separate toilet.

You will also benefit from a utility room on the ground floor with access to a double garage, an attic, as well as a beautiful terrace with a bioclimatic pergola.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€499,200

## Key Information

Year Built:	2006
Internal Area:	126 sqm
Land Area:	0.07 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

## Location: Brittany



# Gallery







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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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**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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