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## House for sale in Jugon Les Lacs Commune Nouvelle, Brittany

Jugon Les Lacs Commune Nouvelle , Côtes-d'Armor , Brittany



# €128,400

inc. of agency fees

2 Beds      101 sqm      0.02 ha

Pretty cottage on the heights of the famous small town of Jugon les Lacs, House benefiting from a good geographical location with easy access to reach the N12 which leads to Rennes or Saint Brieuc, and...

### At a Glance

<b>Reference</b>	MFH-DIN12091-CC	<b>Near to</b>	Jugon Les Lacs Commune Nouvelle	<b>Price</b>	€128,400
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	101 sqm
<b>Land</b>	0.02 ha			<b>Land Tax</b>	N/A

### Property Description

Pretty cottage on the heights of the famous small town of Jugon les Lacs, House benefiting from a good geographical location with easy access to reach the N12 which leads to Rennes or Saint Brieuc, and the N176 to Dinan, Saint Malo and Mont Saint-Michel, TER station 2 km away. This completely charming house benefits from a peaceful environment, in a small hamlet from which you can reach the banks of the lake and

its beautiful walks, (30 minutes walk or 10 minutes by bike) The house offers a courtyard in front and terrace at the back, easy to maintain, ideal for a pied-à-terre or first acquisition, large living room with fireplace, beautiful recently fitted kitchen, 2 large attic bedrooms opening onto a large bathroom, The center of the village is very pleasant, in a quiet little street near the famous market square, with shops, restaurants, terraces, gallery, bars, charity shop, artisan butcher, boutiques, etc... A particularly friendly place which characterizes this charming village labeled "Small city of Character of Brittany" where we meet, we discuss, we also benefit from many services.

(7.00 % fees incl. VAT at the buyer's expense.)

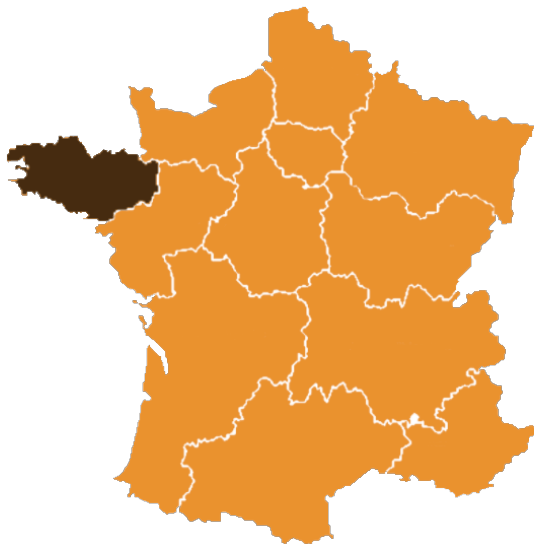
## Summary

Property type:	House
Bedrooms:	2
Price	€128,400

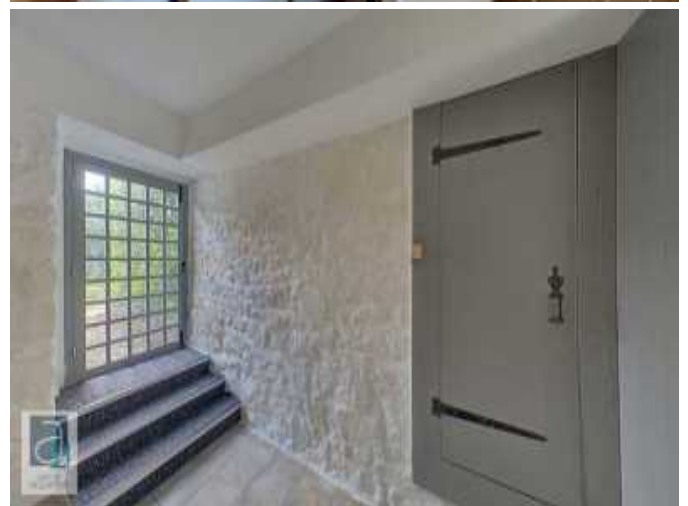
## Key Information

Internal Area:	101 sqm
Land Area:	0.02 ha
Property Features:	
• Orientation:	sud
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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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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