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## House for sale in Jugon Les Lacs in Brittany

Jugon Les Lacs , Côtes-d'Armor , Brittany



**€169,600**

inc. of agency fees

2 Beds      80.55 sqm      0.03 ha

Exclusive: Well positioned at the entrance of the popular town of Jugon Les Lacs with its lake, walking trails and cycling routes, this two bedroom property...

### At a Glance

**Reference** MFH-DIN12193-TH

**Near to** Jugon Les Lacs

**Price** €169,600

**Bed** 2

**Pool** No

**Hab.Space** 80.55 sqm

**Land** 0.03 ha

**Land Tax** N/A

### Property Description

Exclusive: Well positioned at the entrance of the popular town of Jugon Les Lacs with its lake, walking trails and cycling routes, this two bedroom property is ideal as a holiday home or a first time purchase.

The semi-detached stone house is laid out over four floors. On the lower level is a fitted kitchen/dining room with access to the side garden. The entrance hall also leads to the sitting room with views across the valley.

The first floor bedroom enjoys the same views and there is a shower room with WC and sink. The second floor bedroom has a toilet and sink. The side garden has ample room for a table and chairs.

The house has good access to Lamballe and Rennes with their TGV stations; the coast is 28km; the medieval city of Dinan is 24 km; and St Malo with its ferry terminal is 50 km.

A must see! (6.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	2
Price	€169,600

## Key Information

Internal Area:	80.55 sqm
Land Area:	0.03 ha
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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**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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