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## House for sale in Le Gouray in Brittany

Le Gouray , Côtes-d'Armor , Brittany



# €294,000

inc. of agency fees

5 Beds 1 Baths 128.5 sqm 0.58 ha

With views across Le Mené countryside, this four bedroom neo-Breton family home, surrounded by trees, gives a feeling of seclusion, yet is a quick walk into Le Gouray with its facilities. The ground floor...

### At a Glance

<b>Reference</b>	MFH-DIN12259-G	<b>Near to</b>	Le Gouray	<b>Price</b>	€294,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	128.5 sqm
<b>Land</b>	0.58 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

With views across Le Mené countryside, this four bedroom neo-Breton family home, surrounded by trees, gives a feeling of seclusion, yet is a quick walk into Le Gouray with its facilities. The ground floor comprises of a fully fitted kitchen diner, spacious living room with a period fireplace and wood burner with access to the terrace, a master bedroom with en suite bathroom and a downstairs toilet. Upstairs are three bedrooms and a study, together with a family shower room. The basement includes room for a workshop, garage, boiler room and storage area. In the attractively landscaped gardens are an above ground pool with pool house .

30 minutes to the coast and 20 minutes to the TGV at Lamballe. A must see!

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€294,000

## Key Information

Year Built:	1975
Internal Area:	128.5 sqm
Land Area:	0.58 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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