

[Click to view MFH-DIN12268-ASM-FR](#)

House for sale in Broons, Brittany

Broons , Côtes-d'Armor , Brittany



€196,100

inc. of agency fees

3 Beds 131 sqm 0.51 ha

Located in a small hamlet just 1 km from the train station and 2 km from BROONS, a dynamic town with everything one needs and a large weekly market, well located with easy access to the RN12 and TER train...

At a Glance

Reference	MFH-DIN12268-ASM-FR	Near to	Broons	Price	€196,100
Bed	3	Pool	No	Hab.Space	131 sqm
Land	0.51 ha			Land Tax	N/A

Property Description

Located in a small hamlet just 1 km from the train station and 2 km from BROONS, a dynamic town with everything one needs and a large weekly market, well located with easy access to the RN12 and TER train station between Rennes and St Brieuc, this character farmhouse is composed of a living room with fitted and equipped kitchen area, wood stove, a shower room wc, dressing room (possibility of creating a bedroom for single-storey living) and laundry room, upstairs a landing leads to two bedrooms, shower room wc. a games

room. On the top floor under the roof large bedroom with closet. A shed, a bread oven, a well Several outbuildings to give free rein to everyone's needs and desires. To complete this property and enjoy the surrounding calm, a pretty garden with trees and a well.

ffered by AGENCE ARGUENON, real estate agency in DINAN, LAMBALLE, CAULNES, CORSEUL and LANVALLAY To BUY or SELL an apartment or a house, AGENCE ARGUENON in the COTES d'ARMOR in BRITTANY specializes in the sale of properties in the area of DINAN and LAMBALLE, PLANCOET, SAINT MEEN LE GRAND, COMBOURG, DOL DE BRETAGNE, EVRAN, PLELAN LE PETIT, JUGON LES LACS, MONCONTOUR, MERDRIGNAC, PLOUER SUR RANCE, PLEUDIHEN SUR RANCE. Charming and characterful houses in the old or contemporary. Quick access to SAINT-MALO and RENNES.

of which 6.00 % fees incl. VAT at the buyer's expense.

Summary

Property type:	House
Bedrooms:	3
Price	€196,100

Key Information

Internal Area:	131 sqm
Land Area:	0.51 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

Location: Brittany



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates