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## House for sale in Sevignac in Brittany

Sevignac , Côtes-d'Armor , Brittany



**€259,849**

inc. of agency fees

4 Beds   1 Baths   200 sqm   0.23 ha

Ideally located, discover this magnificent renovated farmhouse, not terraced, nestled in the countryside on a wooded plot, just 3 minutes from Broons, combining tranquility and proximity to facilities,...

### At a Glance

<b>Reference</b>	MFH-DIN12340-IM	<b>Near to</b>	Sevignac	<b>Price</b>	€259,849
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.23 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located, discover this magnificent renovated farmhouse, not terraced, nestled in the countryside on a wooded plot, just 3 minutes from Broons, combining tranquility and proximity to facilities, shops, RN12 and Broons station.

You will be seduced by a spacious living room and a dining room with wood burning stoves, offering a warm and friendly atmosphere, opening onto the kitchen, fitted and equipped, and WC completing the ground floor; the floor offers a master suite including a dressing room, a bathroom and private toilet and three other

rooms between 11m<sup>2</sup> and 17m<sup>2</sup> as well as a bathroom with WC, ideal for a family.

The exterior offers an independent office renovated in 2016, two wooden terraces and a double attached garage of about 40 m<sup>2</sup>.

Adjoining garden all around

Make this house your haven of peace in the countryside!

For more information or to arrange a visit, please contact us.

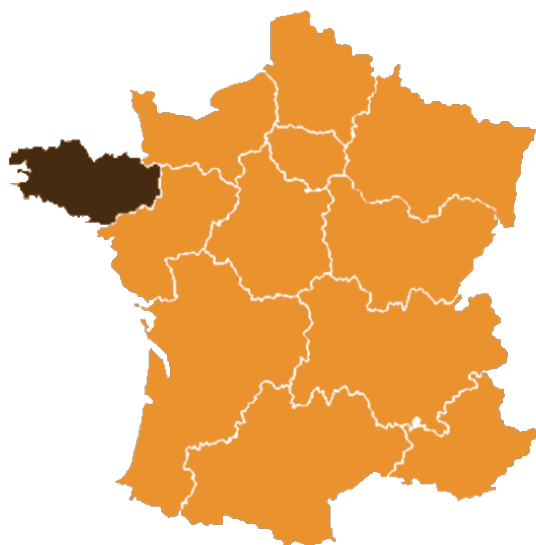
### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€259,849

### Key Information

Internal Area:	200 sqm
Land Area:	0.23 ha
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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or email us at **bonjour@my-french-house.com**.

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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.

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

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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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