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Lakeside Living in Côtes-d'Armor

La Chèze , Côtes-d'Armor , Brittany



€163,000

inc. of agency fees

2 Beds 1 Baths 72 sqm 480 sqm

This lovely south-exposed plot in Cotes d'Armor offers the opportunity for your ideal new home, with options ranging from a small bungalow to a larger house, designed to your personal preferences.

At a Glance

Reference MFH-NB1201

Bed 2

Land 480 sqm

Near to Loudéac

Bath 1

Pool No

Price €163,000

Hab.Space 72 sqm

Land Tax N/A

Property Description

This stunning plot in Cotes d'Armor offers the opportunity for your new home, with options ranging from a 2-bedroom bungalow to a larger 3-5 bedroom bungalow or house, designed to your taste. This plot offers an excellent opportunity to enjoy peaceful lakeside living while being close to the charm and convenience of La Chèze's amenities.

The price includes a *turnkey property*, meaning your home will be move-in ready, with:

- Neutral white-painted interiors for a fresh and modern look.
- High-quality flooring throughout the home.
- A fully fitted kitchen complete with appliances (oven, hob, extractor fan, and dishwasher).
- Fully equipped bathrooms with contemporary fittings.
- Driveway and pathway to the front door.

Built to the Highest Standards

Your home will be constructed to **RE2020 standards**, ensuring:

- Exceptional insulation for comfort in all seasons.
- Low energy consumption, reducing your utility bills.
- Use of environmentally friendly materials for a sustainable and eco-conscious build.

We guarantee security and peace of mind through:

CCMI (Contrat de Construction de Maison Individuelle):

- Fixed pricing with no hidden surprises.
- Guaranteed delivery timelines.
- Full legal protection throughout the project.

DO (Dommages Ouvrage):

A **10-year structural warranty** covering any defects or issues with the property's structure.

Additional Information

- **Location:** La Chèze in Côtes-d'Armor, [Brittany](#). A picturesque plot located next to a beautiful lake, offering countryside living while being just a 1-minute walk to the town center.
- **Plot Size:** 800 sqm – perfect for a range of new home designs, from a 2-bedroom bungalow to larger 3-5 bedroom properties.
- **Build Type:** Turnkey property, fully completed and move-in ready, including high-quality interior finishes, kitchen, bathrooms, and driveway.
- **Energy Efficiency:** Built to RE2020 standards, providing exceptional insulation, low energy consumption, and environmentally friendly materials.
- **Legal Security:** Delivered under the CCMI contract with a 10-year structural warranty (DO) for peace of mind.
- **Surroundings:** Close to essential amenities such as shops, restaurants, a pharmacy, and a bakery. The nearby Lié River offers trout and salmon fishing opportunities.
- **Accessibility:** Well-connected to towns and main roads, making travel and exploration easy.

About the Location

Convenience is a key feature, with the town center only a 1-minute walk away. Here, you'll find everything you need—from shops and restaurants to local services—all within easy reach.

For nature lovers and fishing enthusiasts, the nearby Lié River is a tranquil haven, renowned for its trout and salmon fishing. Despite its countryside charm, La Chèze is well-connected to larger towns, ensuring you enjoy the best of both worlds: rural serenity and modern convenience.

Why this Property?

This is more than just a plot; it's a lifestyle opportunity. Imagine lakeside living in a home tailored to your taste, where you can wake up to tranquil surroundings and enjoy all the comforts of a brand-new property.

Don't miss this rare chance to create your perfect home in one of Brittany's most enchanting locations.

Contact us today to receive more details or to arrange a viewing.

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓
Lake or River View?	✓

And Before You Ask

Exposure:	South
Condition:	Nothing to do
Heating System:	Heat pump central heating
Reason for selling:	Other
Condition of Roof:	New
Drainage:	Connected to mains town system

Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
New Home?	Yes
Bathrooms	1
Price	€163,000

Key Information

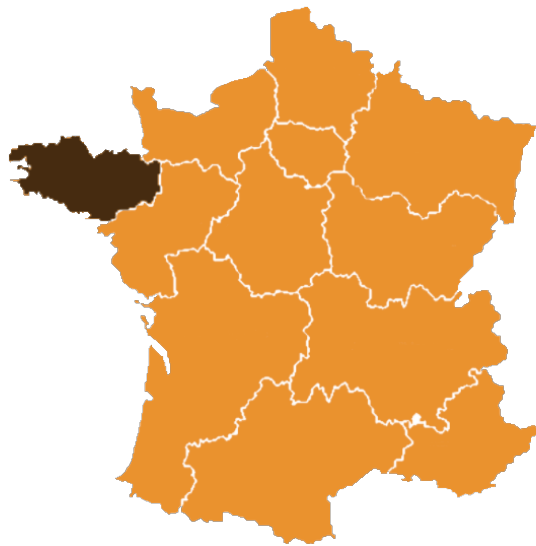
Year Built:	2024
Internal Area:	72 sqm
Land Area:	480 sqm
Floor:	1

Property Features:

- Idyllic Location:
Situated right next to a stunning lake
- offering tranquil views and a serene environment.
- Countryside Charm: Enjoy peaceful countryside living while being just a 1-minute walk from the town center.
- Convenient Amenities: Close proximity to shops
- restaurants
- and essential services for day-to-day living.
- Spacious Plot: Generous space to build your ideal 2-5 bedroom home
- tailored to your preferences.
- Great Access: Well-connected to nearby towns and main roads
- making travel and exploration easy.

Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

Location: Brittany



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C. BAUER – Sunday Times

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