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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 | Near to | Loudéac | Price | €163,000 |
| Bed | 2 | Bath | 1 | Hab.Space | 72 sqm |
| Land | 480 sqm | Pool | No | 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

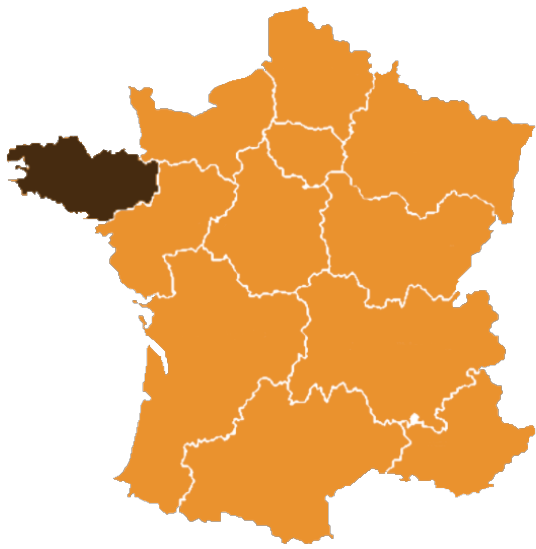
| | |
|----------------|---------|
| Year Built: | 2024 |
| Internal Area: | 72 sqm |
| Land Area: | 480 sqm |
| Floor: | 1 |

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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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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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.

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