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House for sale in Guitte in Brittany

Guitte , Côtes-d'Armor , Brittany



€237,938

inc. of agency fees

4 Beds 1 Baths 128.5 sqm 0.14 ha

Located in a quiet and wooded environment, this comfortable and well maintained "Neo-Breton" house ideal for a family life, offers a pleasant and practical living environment, including well-appointed...

At a Glance

Reference	MFH-DIN12353-EL	Near to	Guitte	Price	€237,938
Bed	4	Bath	1	Hab.Space	128.5 sqm
Land	0.14 ha	Pool	No	Land Tax	N/A

Property Description

Located in a quiet and wooded environment, this comfortable and well maintained "Neo-Breton" house ideal for a family life, offers a pleasant and practical living environment, including well-appointed living spaces, a complete basement, and a landscaped garden well exposed,

On the ground floor, there is a spacious living room with fireplace insert, ideal for convivial moments opening onto the kitchen allowing a beautiful circulation of light, an office can also serve as a bedroom

according to your needs, a bedroom with built-in closet for convenient storage, a shower room and separate toilet for added convenience. The floor consists of a landing with closet providing additional storage space, three bright bedrooms, all with built-in wardrobe, bathroom equipped with cupboards and toilet.

The basement includes a laundry room, spacious garage, providing secure parking for vehicles, a workshop for DIY or for additional storage.

To complete this charming house, we find a pleasant terrace, ideal for enjoying the sunny days and a garden with trees and landscaped, offering a natural and intimate setting for moments of relaxation.

Without waiting, come this house that is ideally located! (5.75 % fees incl. VAT at the buyer's expense.)

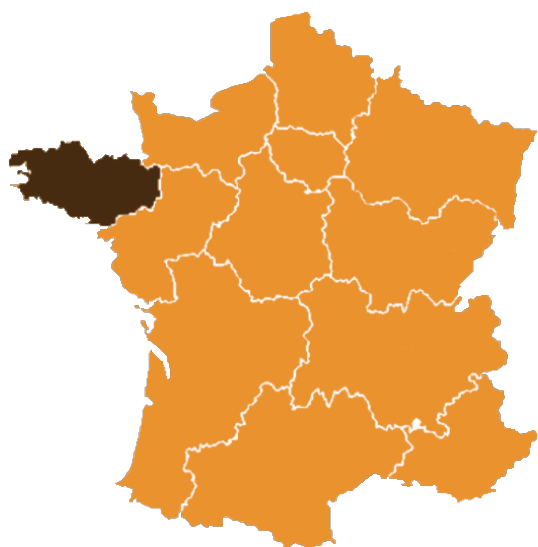
Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€237,938

Key Information

Year Built:	1980
Internal Area:	128.5 sqm
Land Area:	0.14 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

Location: Brittany



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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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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

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