

[Click to view MFH-MJW02178](#)

Lake Guerledan Large Stone House in Brittany

Caurel , Côtes-d'Armor , Brittany



€297,000

inc. of agency fees

4 Beds 166.344 sqm 0.24 ha

Stunning location for this beautiful stone property within walking distance of Lake Guerlédan, a natural setting...

At a Glance

Reference	MFH-MJW02178	Near to	Caurel	Price	€297,000
Bed	4	Pool	No	Hab.Space	166.344 sqm
Land	0.24 ha			Land Tax	N/A

Property Description

Stunning location for this beautiful stone property within walking distance of Lake Guerlédan, a natural setting conducive to leisure and nature sports This house with blue shutters offers 3 levels in total, the main house of which is arranged as follows: living room with log burner, fitted kitchen and dining room; upstairs an office, WC, 3 bedrooms and shower room/WC. A basement completely transformed and tastefully

decorated into an independent dwelling which allows you to rent or accommodate family and/or friends while maintaining privacy. Several terraces on two levels to enjoy of the outdoor space, nicely landscaped/trees with small pond. Some outbuildings at the end of the garden. You like swimming, water sports, hiking or just the calm, this location has something for everyone Unique in the area Possibility to buy some furniture en top.Contact us quickly

Summary

Property type:	House
Bedrooms:	4
Price	€297,000

Key Information

Internal Area:	166.344 sqm
Land Area:	0.24 ha

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