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## Beautiful house on basement T4 in Brittany

Gouarec , Côtes-d'Armor , Brittany



**€159,000**

inc. of agency fees

3 Beds   1 Baths   107 sqm   0.08 ha

In the heart of the Argoat region, please find this beautiful 1970s house on three levels. The raised ground floor...

### At a Glance

**Reference** MFH-MJW02191

**Bed** 3

**Land** 0.08 ha

**Near to** Gouarec

**Bath** 1

**Pool** No

**Price** €159,000

**Hab.Space** 107 sqm

**Land Tax** N/A

## Property Description

In the heart of the Argoat region, please find this beautiful 1970s house on three levels. The raised ground floor offers you, passing through a small veranda, an entrance, large living room with insert, fitted kitchen, bathroom and toilet. Upstairs a beautiful bedroom with closet and possibility of dressing room, opposite an attic with third bedroom and toilet. In the basement a garage with motorized door, storeroom and laundry room. The plot has a surface area of 800 m<sup>2</sup> with small shelter and space to create your vegetable garden. Electric boiler and connected to the sewer system. Interested? Contact us

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€159,000

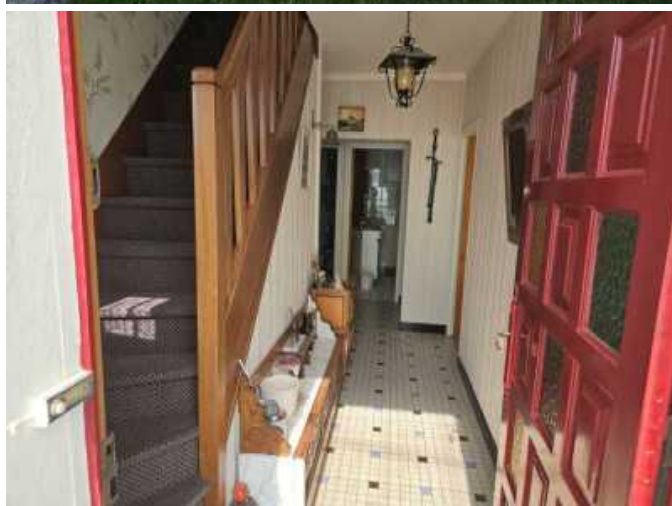
Key Information

Year Built:	1970
Internal Area:	107 sqm
Land Area:	0.08 ha

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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**C. BAUER – Sunday Times**

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