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House for sale in Rouillac in Brittany

Rouillac , Côtes-d'Armor , Brittany



€199,280

inc. of agency fees

3 Beds 2 Baths 125 sqm 0.58 ha

SOLE AGENCY: Located on its own with no close neighbours, surrounded by rolling countryside and with beautiful and far reaching views but only 2 minutes from a village with local amenities, just 10 minutes...

At a Glance

Reference	MFH-DIN12349-SP	Near to	Rouillac	Price	€199,280
Bed	3	Bath	2	Hab.Space	125 sqm
Land	0.58 ha	Pool	No	Land Tax	N/A

Property Description

SOLE AGENCY: Located on its own with no close neighbours, surrounded by rolling countryside and with beautiful and far reaching views but only 2 minutes from a village with local amenities, just 10 minutes from the bustling market town of Broons with supermarkets, a high street with bars and restaurants and a popular weekly market and with easy access to the major road networks between St Brieuc, Lamballe, Dinan and Saint Malo, this pretty 'ensemble' would make the ideal permanent home especially for someone running a business. The property comprises a refurbished 2 / 3 bedroom farmhouse and numerous outbuildings

including a large barn and hangar ideal for workshop / storage purposes. The ensemble surrounds a manageable central courtyard garden and sits on a plot of approximately one and a half acres. The refurbished farmhouse offers flexible accommodation throughout comprising; on the ground floor, an open plan fitted and equipped kitchen / living room with a cosy sitting area and wood burner, a substantial pantry area with laundry point, 2 bedrooms and a bathroom with WC. On the first floor there is a light and bright salon-sejour leading to the master bedroom which enjoys a private bathroom and WC. Recently refurbished and ready to move into - a perfect family home. (6.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€199,280

Key Information

Internal Area:	125 sqm
Land Area:	0.58 ha
Has a Garden	Yes

Location: Brittany



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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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