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## House for sale in Guenroc in Brittany

Guenroc , Côtes-d'Armor , Brittany



# €105,000

inc. of agency fees

2 Beds      128.46 sqm      0.09 ha

EXCLUSIVE: Located in the village of Guenroc with easy access to Caulnes and Dinan as well as the surrounding countryside. This stone property is currently two semi-detached houses to be refurbished....

### At a Glance

<b>Reference</b>	MFH-DIN12358-TH	<b>Near to</b>	Guenroc	<b>Price</b>	€105,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	128.46 sqm
<b>Land</b>	0.09 ha			<b>Land Tax</b>	N/A

### Property Description

EXCLUSIVE: Located in the village of Guenroc with easy access to Caulnes and Dinan as well as the surrounding countryside. This stone property is currently two semi-detached houses to be refurbished. With the correct permissions, they could be combined to create one house or kept separately for future income. The first house opens onto a sitting room with wood burner, leading to a kitchen and a shower room with WC and laundry facilities. On the first floor is a large bedroom with stairs to the second bedroom. The second house, all to be refurbished, has a room with an open fireplace also leading to a kitchen and

shower room. On the first floor a possible bedroom and on the second floor, space for a study.

Outside, the two stone barns are to be refurbished and could be workshops or storage areas. The land of 910m<sup>2</sup> has an area which could provide a vegetable garden.

There is much potential with the property and the opportunity to use your imagination. (7.69 % fees incl. VAT at the buyer's expense.)

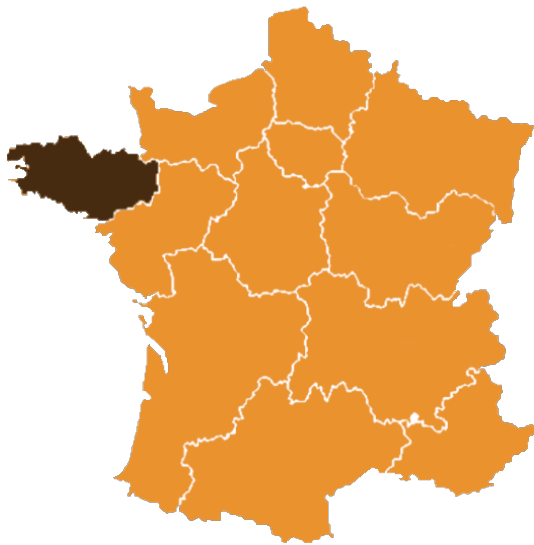
## Summary

Property type:	House
Bedrooms:	2
Price	€105,000

## Key Information

Year Built:	1800
Internal Area:	128.46 sqm
Land Area:	0.09 ha
Has a Garden	Yes

## Location: Brittany



## Gallery







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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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