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## House for sale in Ereac in Brittany

Ereac , Côtes-d'Armor , Brittany



# €117,700

inc. of agency fees

3 Beds      124 sqm      0.02 ha

Good location in Ereac, charming little village, between MERDRIGNAC and BROONS - 2 nice medium-sized towns with access to the N164 and the N12 respectively. 40 mins from the beaches, rural surroundings...

### At a Glance

<b>Reference</b>	MFH-DIN12345-ra	<b>Near to</b>	Ereac	<b>Price</b>	€117,700
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	124 sqm
<b>Land</b>	0.02 ha			<b>Land Tax</b>	N/A

### Property Description

Good location in Ereac, charming little village, between MERDRIGNAC and BROONS - 2 nice medium-sized towns with access to the N164 and the N12 respectively. 40 mins from the beaches, rural surroundings for refreshing walks - A house with a crazy charm that has everything to please, Located in a small dynamic village with a magnificent church square. Access to the house is via a large courtyard closed by a motorized gate, you can park there or transform it into a garden, parking being easy here. Large outbuilding / workshop,

storage, Double glazing everywhere, high-end electric heating, a refined, warm and bright interior with on the ground floor: large living room facing south, with solid wood floor, beautiful staircase, bedroom with dressing room, shower room / wc and friendly kitchen at the back with dining area, and access to the garden, the garden, delightful, full of rose bushes, grasses, hydrangeas and a terrace to enjoy it. Upstairs, on the floor, the landing serves 2 beautiful bedrooms, a shower room/wc and an office. Puts in the courtyard. Attic above. Great walks and small shops on foot. Favorite! Near the forests of Bocquen and Hardouinai, 10 minutes from the N12 and the train station to reach Rennes and Saint Briec in 45 minutes, by car or RER, 30 minutes from Dinan, 25 minutes from LAMBALLE with TGV station (7.00 % fees incl. VAT at the buyer's expense.)

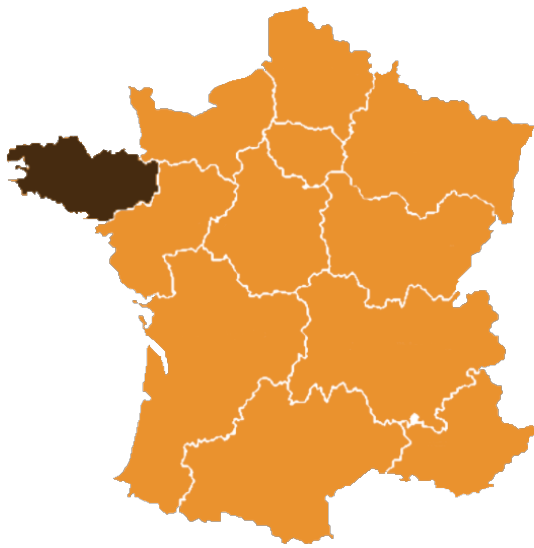
## Summary

Property type:	House
Bedrooms:	3
Price	€117,700

## Key Information

Internal Area:	124 sqm
Land Area:	0.02 ha
Property Features:	
• Orientation:	sud
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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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.

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