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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

Reference	MFH-DIN12345-ra	Near to	Ereac	Price	€117,700
Bed	3	Pool	No	Hab.Space	124 sqm
Land	0.02 ha			Land Tax	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 ?es incl. VAT at the buyer's expense.)

Summary

Property type:	Village 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



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