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## House for sale in Caulnes in Brittany

Caulnes , Côtes-d'Armor , Brittany



**€155,150**

inc. of agency fees

2 Beds      80 sqm      0.41 ha

Located a few minutes from Caulnes and the shops, this charming semi-detached house offers a pleasant living environment while being close to all amenities. You will be seduced by its impeccable condition...

### At a Glance

<b>Reference</b>	MFH-DIN12368-EL	<b>Near to</b>	Caulnes	<b>Price</b>	€155,150
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	80 sqm
<b>Land</b>	0.41 ha			<b>Land Tax</b>	N/A

### Property Description

Located a few minutes from Caulnes and the shops, this charming semi-detached house offers a pleasant living environment while being close to all amenities. You will be seduced by its impeccable condition and its well-appointed space. The house consists of a beautiful bright living room, ideal for entertaining, opening onto a fitted and equipped kitchen, offering a large convivial space. Upstairs, you will find two spacious bedrooms and a beautiful contemporary bathroom with walk-in shower. All on a plot of more than 4,000 sqm, offering many possibilities for outdoor development. To visit without delay!

(7.00 % fees incl. VAT at the buyer's expense.)

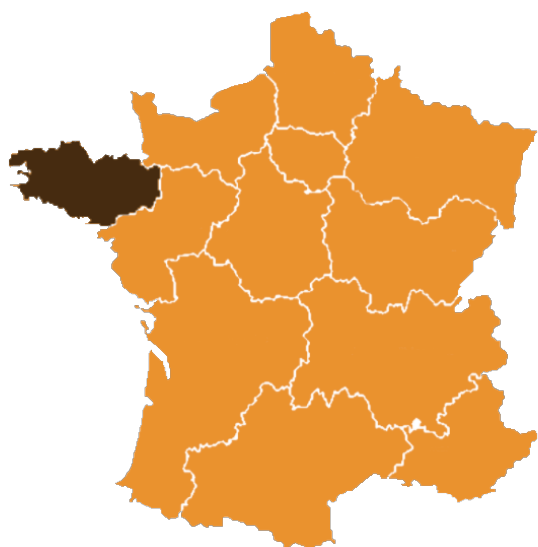
## Summary

Property type:	House
Bedrooms:	2
Price	€155,150

## Key Information

Year Built:	1900
Internal Area:	80 sqm
Land Area:	0.41 ha
Property Features:	
• Orientation: sud	
Has a Garden	Yes

## Location: Brittany



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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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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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