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## House for sale in Rouillac in Brittany

Rouillac , Côtes-d'Armor , Brittany



**€123,050**

inc. of agency fees

3 Beds      92.8 sqm      0.07 ha

EXCLUSIVE - Charming, quiet and independent village house, offering a peaceful living environment. You will discover a bright dining room with insert fireplace opening onto a welcoming living room and...

### At a Glance

<b>Reference</b>	MFH-DIN12362-EL	<b>Near to</b>	Rouillac	<b>Price</b>	€123,050
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	92.8 sqm
<b>Land</b>	0.07 ha			<b>Land Tax</b>	N/A

### Property Description

EXCLUSIVE - Charming, quiet and independent village house, offering a peaceful living environment. You will discover a bright dining room with insert fireplace opening onto a welcoming living room and a fitted kitchen, as well as a shower room with WC. Upstairs, a landing leads to two spacious bedrooms and an office, ideal for a professional activity or a relaxation area. There is an adjoining garage with boiler room. To enjoy the beautiful days to come, the garden offers many possibilities for development. A refresh is to be expected in this ideal house for those looking for tranquility and comfort, while benefiting from a village life.

To discover without delay! (7.00 % fees incl. VAT at the buyer's expense.)

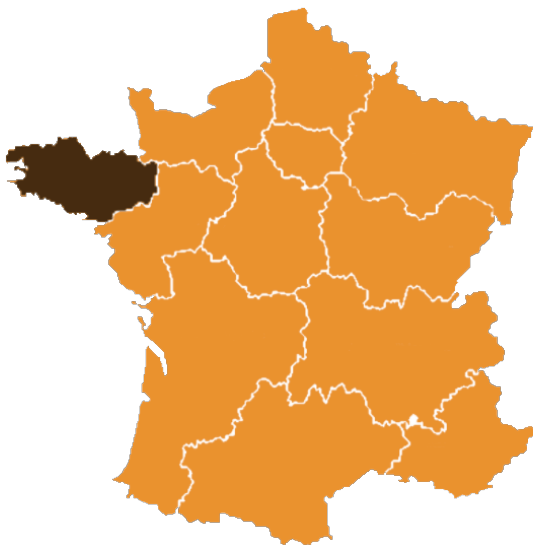
## Summary

Property type:	House
Bedrooms:	3
Price	€123,050

## Key Information

Year Built:	1900
Internal Area:	92.8 sqm
Land Area:	0.07 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

## Location: Brittany



## Gallery







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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.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

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## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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.

**S. and L. BROWN**

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