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## House for sale in Jugon Les Lacs in Brittany

Jugon Les Lacs , Côtes-d'Armor , Brittany



# €240,000

inc. of agency fees

2 Beds      75 sqm      0.01 ha

Ideally located in the heart of Jugon-les-Lacs, this character house enjoys a privileged location just two minutes walk from the shops, in the immediate...

### At a Glance

<b>Reference</b>	MFH-DIN12399-IM	<b>Near to</b>	Jugon Les Lacs	<b>Price</b>	€240,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	75 sqm
<b>Land</b>	0.01 ha			<b>Land Tax</b>	N/A

### Property Description

Ideally located in the heart of Jugon-les-Lacs, this character house enjoys a privileged location just two minutes walk from the shops, in the immediate vicinity of the lake and the river. Nestled in a historic setting, between Lamballe and Dinan, it offers a pleasant living environment, just thirty minutes from the beach. Completely renovated by qualified craftsmen, this house combines old-world charm and modern comfort. On the ground floor, you will discover a pleasant living room with a fitted and equipped kitchen, as well as a living room that can be converted into a bedroom on one level. Upstairs, a spacious bedroom with its shower

room and WC offers a comfortable space. The second floor has a second bedroom with adjoining shower room and WC

Outside, you will enjoy a pleasant terrace and a south-facing garden, perfect for moments of relaxation. A turnkey property, ideal for a main residence, a pied-à-terre or a rental investment in a sought-after area. (4.35 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	2
Price	€240,000

## Key Information

Internal Area:	75 sqm
Land Area:	0.01 ha

## 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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