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## Lovely Family Home With Large Garden in Brittany

Duault , Côtes-d'Armor , Brittany



# €199,448

inc. of agency fees

4 Beds 1 Baths 101.55 sqm 0.31 ha

Direction Cental Brittany for this beautiful house with basement located in the countryside of DUAULT, a small...

### At a Glance

<b>Reference</b>	MFH-MJW02212	<b>Near to</b>	Duault	<b>Price</b>	€199,448
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	101.55 sqm
<b>Land</b>	0.31 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Direction Cental Brittany for this beautiful house with basement located in the countryside of DUAULT, a small village where life is good Beautiful east-west exposure with the following configuration: entrance, living room with dining room, equipped kitchen, bathroom/WC and bedroom; 3 other beautiful bedrooms and toilet upstairs. A full basement with garage and laundry room. Very bright with nice decoration. Recent

work has been carried out such as electricity, openings, toilets... Carte blanche for the beautiful plot of 3000 m2 with outbuilding and terrace, all inviting you to create a vegetable garden, orchard or keep certain animals. A small train nearby which connects CARHAIX and GUINGAMP, the magnificent Breton coasts 1 hour away. To visit quickly

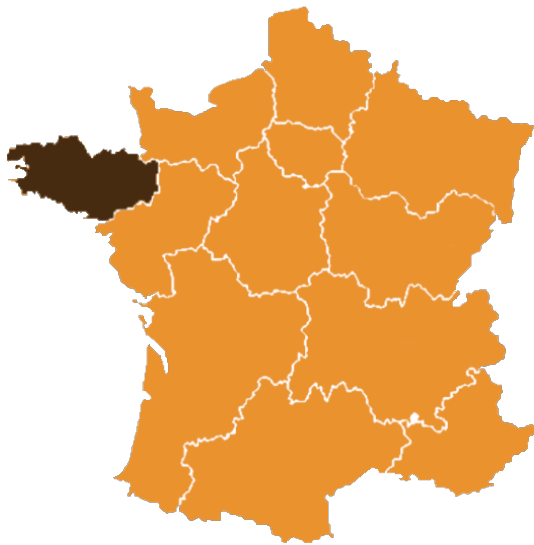
## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€199,448

## Key Information

Year Built:	1974
Internal Area:	101.55 sqm
Land Area:	0.31 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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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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