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House for sale in Broons in Brittany

Broons , Côtes-d'Armor , Brittany



€384,800

inc. of agency fees

4 Beds 1 Baths 191 sqm 0.02 ha

A visit is essential to this beautiful stone town house with garage, outbuilding and its charming intimate walled patio that will delight you for your...

At a Glance

Reference	MFH-DIN12412-SA	Near to	Broons	Price	€384,800
Bed	4	Bath	1	Hab.Space	191 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

Property Description

A visit is essential to this beautiful stone town house with garage, outbuilding and its charming intimate walled patio that will delight you for your summer evenings with family or friends. It is ideally located in the town center of Broons, a dynamic Breton village with all amenities bordering the N 12 road, 30 minutes from RENNES airport, 5 minutes from the train station (Paris-Brest axis), and 30 minutes from the beaches, lots of things to see and do nearby, lake, forests etc, . You will be seduced by the combination of the 1930s style and a trendy chic decoration in sober colors. The possibility of creating a single-storey life by a simple

modification of the current layout of the ground floor will undeniably be an asset. When crossing the door, the tone is set by a functional and welcoming entrance with preservation of the old glass roofs. Then you will be immediately captivated by the floor tiles delimiting the living spaces and letting your gaze wander to the horizon towards the beautiful modernized original staircase. On your right, facing south, a modern fitted and well-equipped kitchen awaits you with its central island for more conviviality. In its extension you will find a separate scullery cleverly designed and toilets. On your left, completely open, you will discover a warm living room with parquet flooring and through light. The high ceilings, the reproductions of cornices and rosettes give a touch of yesteryear to this space. On the first level, a large landing leads to 3 beautiful bedrooms with refined decoration and a modern bathroom with toilet. The second level has been converted into a master suite, composed of a large bedroom open to a bathroom with freestanding bathtub and shower, then a separate dressing room and toilets.... Notice to Parents ... this room is sure to be your gem! Keen to preserve its soul, the owners have respected the architecture of this house from the early 19th century. It was the subject of a meticulous renovation and standards in 2022 with particular care given to the insulation of the walls, slopes and floors. The electricity has been redone, the windows have been replaced, ... Only the heating method with Weismann Fuel boiler, nevertheless efficient and maintained, could possibly be reviewed according to use over time but without obligation. At the back of the house, in the extension of the patio you will benefit from an outbuilding currently serving as a boiler room and laundry room which could be redesigned for a new living space. Adjoining, a large stone garage for tinkering or accommodating your vehicles. "See you soon for a visit which will undoubtedly be a shared favorite!" (4.00 % fees incl. VAT at the buyer's expense.)

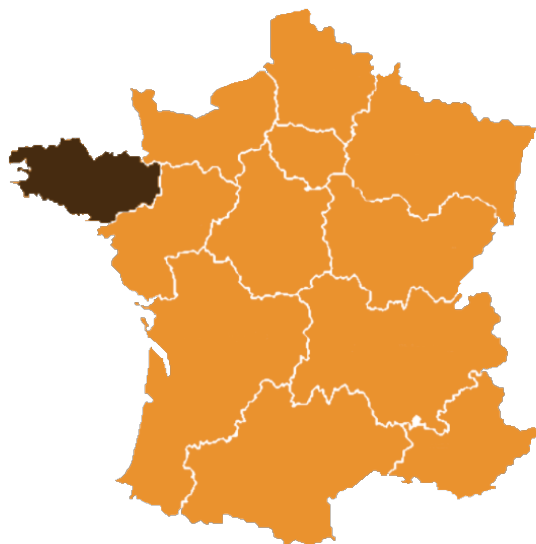
Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€384,800

Key Information

Year Built:	1900
Internal Area:	191 sqm
Land Area:	0.02 ha
Property Features:	
• Orientation: sud-ouest	
Has a Garden	Yes

Location: Brittany



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