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House for sale in Guenroc in Brittany

Guenroc , Côtes-d'Armor , Brittany



€301,600

inc. of agency fees

5 Beds 1 Baths 141 sqm 0.05 ha

Located in a small, peaceful and picturesque village, this pretty stone house with its typical local facade offers an elegant and bright extension with...

At a Glance

Reference	MFH-DIN12448-FR	Near to	Guenroc	Price	€301,600
Bed	5	Bath	1	Hab.Space	141 sqm
Land	0.05 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in a small, peaceful and picturesque village, this pretty stone house with its typical local facade offers an elegant and bright extension with a modern fitted and equipped kitchen, a warm and spacious living room with a beautiful fireplace and pellet stove, 5 bedrooms including 1 on the ground floor, bathroom, shower room, 1 separate WC. Its enclosed and landscaped garden, with garage, not overlooked, offers a heated and secure swimming pool, for pleasant moments with family and friends. Come quickly discover this magnificent property which perfectly blends character and modernity. You will also benefit from the

beautiful views of the wooded countryside while being close to our magnificent Rance! To see very soon!!!5 minutes from services, schools or shops, 15 minutes from Montauban de Bretagne train station to be in Paris in 2 hours!, from Caulnes TER train station, also close to the RN12 to be in 40 minutes in Saint Brieuc or Rennes and 20 minutes in Dinan, (4.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€301,600

Key Information

Internal Area:	141 sqm
Land Area:	0.05 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes
Swimming Pool?	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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C. BAUER – Sunday Times

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