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Town House In The Heart Of Loudéac in Brittany

Loudéac , Côtes-d'Armor , Brittany



€265,200

inc. of agency fees

4 Beds 132.44 sqm 0.03 ha

In the heart of Loudéac, a vibrant town, discover this charming, renovated and carefully decorated townhouse....

At a Glance

Reference MFH-MJW02228
Bed 4
Land 0.03 ha

Near to Loudéac
Pool No

Price €265,200
Hab.Space 132.44 sqm
Land Tax N/A

Property Description

In the heart of Loudéac, a vibrant town, discover this charming, renovated and carefully decorated townhouse. The tour begins with a bright entrance leading to an elegant living room, as well as a separate fitted kitchen and a toilet. The heated veranda, accessible from both the living room and the kitchen, provides additional comfort and convenience. The first floor offers two beautiful bedrooms, ideal for children, a

shower room, and a separate toilet. Be amazed by the spacious and bright master suite, featuring a large dressing room and an adjoining shower room. On the second floor, a fourth bedroom with a dressing room and two attics. The ground floor and first floor benefit from underfloor heating, providing optimal thermal comfort in all seasons. The basement, accessible from the entrance, consists of a cellar, laundry room, and access to the garden level. You'll be delighted to enjoy the charming, private garden at the back of the house. The garage and courtyard are not connected to the main house. Are you looking for a property in the city center, close to schools and shops, and just an hour from Rennes? Don't hesitate, contact us

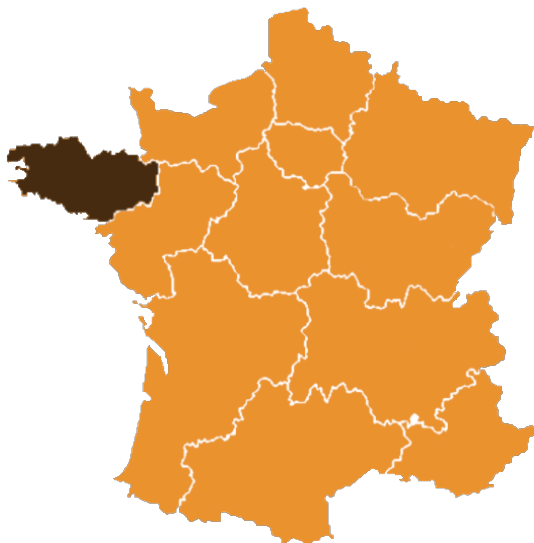
Summary

Property type:	House
Bedrooms:	4
Price	€265,200

Key Information

Year Built:	1900
Internal Area:	132.44 sqm
Land Area:	0.03 ha

Location: Brittany



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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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