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## House for sale in Erquy, Brittany

Erquy , Côtes-d'Armor , Brittany



# €384,800

inc. of agency fees

4 Beds   2 Baths   111 sqm   0.02 ha

Just 10 minutes from Pléneuf val André, 20 minutes from Lamballe and Saint Cast le Guildo and located equidistant between Montiers beach and the town center of Erquy, the perfect location to fully enjoy...

### At a Glance

<b>Reference</b>	MFH-DIN11775-DS	<b>Near to</b>	Erquy	<b>Price</b>	€384,800
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	111 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Just 10 minutes from Pléneuf val André, 20 minutes from Lamballe and Saint Cast le Guildo and located equidistant between Montiers beach and the town center of Erquy, the perfect location to fully enjoy the Breton sea air. Built in 2011, this magnificent architect's house boasts quality services and has been carefully maintained! The ground floor consists of a kitchen, a living room overlooking the garden and a master suite. Upstairs, there's room for everyone! With three bedrooms, one with its south-facing balcony and a bathroom. Not to mention the warm outdoor space with its south-facing pergola. No problem either to park thanks to the

covered garage as well as the two outdoor parking spaces. Whether you are looking for your family home, your vacation home or a simple investment, this house is made for you!! To visit quickly! of which 4.00 % fees incl. VAT at the buyer's expense.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€384,800

## Key Information

Year Built:	2011
Internal Area:	111 sqm
Land Area:	0.02 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

## Location: Brittany



# Gallery





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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.

## Contact us on:

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or email us at **bonjour@my-french-house.com**.

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## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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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