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## Building for sale in Caulnes, Brittany

Caulnes , Côtes-d'Armor , Brittany



# €266,700

inc. of agency fees

5 Beds      195 sqm      0.06 ha

A CAULNES, RN12 Axe RENNES/ SAINT-BRIEUC, 40 minutes from RENNES, village with all shops, and all services including the TER, Building of report in the center village in very good condition. No work to...

### At a Glance

<b>Reference</b>	MFH-DIN12010-ASM-EL
<b>Bed</b>	5
<b>Land</b>	0.06 ha

<b>Near to</b>	Caulnes
<b>Pool</b>	No

<b>Price</b>	€266,700
<b>Hab.Space</b>	195 sqm
<b>Land Tax</b>	N/A

### Property Description

A CAULNES, RN12 Axe RENNES/ SAINT-BRIEUC, 40 minutes from RENNES, village with all shops, and all services including the TER, Building of report in the center village in very good condition. No work to plan and Ready to rent!

- A T3 apartment with a large living room with kitchen (renovated), corridor serving two bedrooms with wardrobes, toilet and a bathroom, laundry room and a terrace without opposite completes this bright

apartment.

- on the ground floor, an independent apartment with a closed and pleasant garden facing south, including a large living room/ living room opening onto a kitchen and equipped renovated, hallway serving two bedrooms, one with closet, a bathroom a laundry room and a toilet, upstairs a beautiful attic room with exposed beams and many storage spaces. An outbuilding used as a shed completes this accommodation.

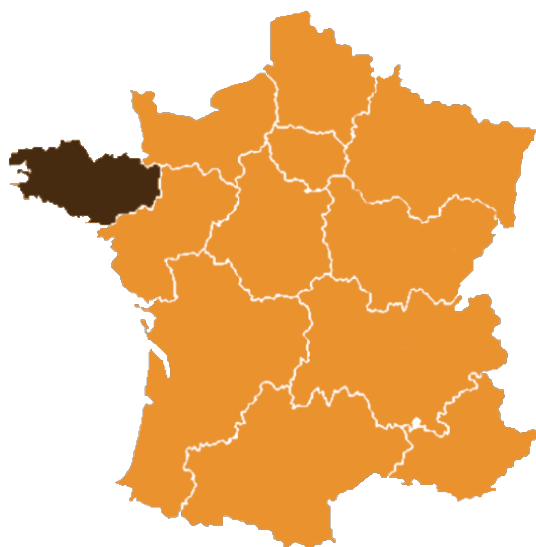
## Summary

Property type:	House
Bedrooms:	5
Price	€266,700

## Key Information

Year Built:	1946
Internal Area:	195 sqm
Land Area:	0.06 ha
Property Features:	
• Orientation:	eo

## Location: Brittany



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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**

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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