



## Propriété composée de deux maisons habitables, un garage, un atelier, édifiée sur un terrain de 1240m<sup>2</sup>



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 322,709.23

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Bretagne
Stadt:	Broons
Postleitzahl:	22250
Veröffentlicht:	25.04.2026

#### Beschreibung:

Located between Jugon-les-Lacs and Broons, less than 10 minutes from Broons train station, with quick access to the RN12, this property offers a peaceful living environment in a charming village. All amenities are nearby, including a school bus. The property benefits from a verdant setting, ideal for a family project or rental investment.

This property comprises two separate dwellings, typical of Brittany, built on a plot of approximately 1240m<sup>2</sup>.

The first dwelling, approximately 91m<sup>2</sup>, features a fitted kitchen, a living room with a pellet stove, a cozy lounge, a WC, two spacious bedrooms upstairs, a bathroom, an office, and a separate WC. It also includes a large pantry and a garden.

The second house, approximately 103 m<sup>2</sup>, is a ground-floor unit designed for people with reduced mobility, featuring a spacious living room, a fitted kitchen, a large bedroom with an en-suite shower room adapted for people with reduced mobility, and upstairs, a landing, two bedrooms, a bathroom, and a toilet. An extension is possible with an adjoining outbuilding of 30 m<sup>2</sup>.

In addition to a 40 m<sup>2</sup> garage, a workshop, and a well-maintained garden, this property offers numerous possibilities for various projects such as family living, holiday rentals, or rental income. Fiber optic



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internet is available, making it ideal for working from home.

Gebaut: 1900

## Allgemein

Schlafzimmer: 5  
Fertige m<sup>2</sup>: 194 m<sup>2</sup>  
Grundstücksgröße: 1240 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 9

## Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 248

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/AGHX-T710794/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T710794/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 1606303

