



## Charming Little Property with Garden



### Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sitio web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 205,664.57

### Ubicación

País:	Francia
Estado/Región/Provincia:	Bretaña
Ciudad:	Saint-Brieuc
Código postal:	22000
Publicado:	05/11/2024

### Descripción:

**REDUCED in price - House in Saint-Brieuc - 96 m2, 3 Bedrooms** Discover this semi-detached house on one side of a 96 m2 house located in Saint-Brieuc, built in 1974, on an enclosed plot of 210 m2. Ideal for a family, this property offers a pleasant living environment, close to all amenities (schools, shops, public transport).

Characteristics: ?

Living area: 96 m2 ?

Enclosed land: 210 m2 ?

Main rooms:

Closed kitchen

Dining room

Living room

3 bedrooms



Shower room

Separate toilet

Garage ?

Year of construction: 1974

This property will seduce you with its functional layout and its privileged location.

Don't miss this opportunity!

For more information and to organise a visit, we remain at your disposal.

The department of Cotes d'Armor is the northern most department in the Region of Brittany, with the English Channel to the north, Ille-et-Vilaine to the east, Morbihan to the south and Finistere to the west it is a sunshine gem.

The picturesque Émeraude Coast looks north to the English Channel and is packed with charming seaside resorts and old fishing villages. Most of the towns of the interior were founded in the Middle Ages. The department's southern half is crossed by the Noires Mountains that run west to east with rivers emptying to the south into the Bay of Biscay and to the north into the Channel.

Along the coast, fishing was once important but is now secondary to the cultivation of fruit, oats, potatoes and wheat and of course tourism.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condición: Good



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## Común

Dormitorios:	3
Baños:	1
Tamaño del lote:	217 m2

## Utility details

Heating:	Sí
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.309.977
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