



## Bel Appartement De 160m2, Plein Centre Ville + Garage + Studio 28 M2



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 332,160

### Location

Pays:	France
État/Région/Province:	Bretagne
Indicatif régional:	22000
Soumis:	05/11/2024

### Description:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

Au dernier étage d'un petit immeuble des années 55, près des anciennes halles du Centre de Saint Brieuc, ce très beau duplex familial de 160 m<sup>2</sup> est vendu avec un petit studio indépendant de 28,6 m<sup>2</sup> et un garage. Cet appartement, très bien entretenu, s'ouvre sur une entrée, une cuisine fermée, aménagée, une arrière cuisine servant de buanderie, un grand salon/salle à manger très lumineux, et une belle terrasse exposée sud-est, d'une surface de 38m<sup>2</sup>. L'espace nuit, bien isolé de la pièce de vie, comprend une suite parentale avec sa salle de bain, un WC, une seconde chambre dotée d'un cabinet de toilette et un escalier en bois qui nous guide à l'étage où deux autres chambres, une salle d'eau, un WC, et un petit grenier nous attendent. Au même niveau, mais avec une entrée indépendante, un joli petit studio comprend une belle pièce de vie, une kitchenette, une salle de bain et un WC.



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)

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.309.996



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