

Brittany!

Far enough away to be 'abroad'... Near enough to the UK to get back when you're 'needed!!'

And, of course the kids and grandkids will definitely want to visit! When we first came to Brittany 22 years ago it was a low budget quest...and we had to be prepared to be wowed! *Well we were!*

It's 1,780 miles of beautiful coastline, inland, lakes, rivers and canals...A ridiculously low population density - 111 head of population per square kilometre (England is 430)... so the roads, which are great, are low density too... *with No Road Tax!*

- Nowhere is more than one hour away by road from the coast which means plenty of good things including terrific fresh seafood wherever you find yourself. Moules (7 different ways) & Oysters abound!

New Build...

We bought 22 years ago and that meant featureless white boxes! These days everyone's expectations have changed... Renovations if you're sound in wind & limb - OK... And these days new build also means Eco considerations and technology are at the forefront. You may worry about dealing with suppliers who's language you maybe don't share... **Not a problem.** The team by your side in this venture are a dual-national team and multilingual. They even understand all the swear words you can think of! *But you won't be needing those!* What's on offer are turnkey projects with a basic portfolio/permutation of 70 designs running from 2 Bedroomed Houses & Bungalows with from 2 to 6 bedrooms. Inland and Coastal locations mean that prices begin as low as 190,000€ for a 2 Bedroomed property... Coastal properties just a few minutes from the beach will obviously cost more - but those inland houses that we mention are often in areas close to lakes, rivers or canals. *All of your needs are discussed and included in the specification with full assistance during the building and legal process. Maybe it's the Europe you never wanted to leave!*

There's a lot going on in Brittany with plenty of room to move and **New Build prices that will surprise you!** ••• **e-mail us now** with full contact info to register your interest and to find out more:-
Telephone 01903 202272 or 07770 07 21 58
e-mail info@ahouseinbrittany.com



2 Bedroomed Turnkey properties from €190,000

Prices includes everything - the house, land and legal fees (are only on the price of the land).

It's not rocket science!

No... It's certainly not that!

It's just a Competent and Confident attitude toward doing what you do best in a country which your own fellow countrymen (back in Blighty) have found is an attractive option in which to have a new permanent or second home.

Settling into a new environment, where you may not initially speak the language, and where business may be conducted in slightly unfamiliar ways... is a daunting task in anyone's book and so our affiliates took the step, when experiencing living in Brittany for themselves and took the step of offering 30 years of hands-on building experience and combining it with a new found skills within the 'rules of the road' Breton-style; navigating the twists and turns of building design, land purchase and planning applications...

Put the two together and you have a safe pair of hands in building from the ground up in Brittany.

Why not give us a call or drop us an e-mail **with your FULL contact details to:-**
info@ahouseinbrittany.com we'll fill you in step by step on the road towards a new build in beautiful Brittany...

UK Landline: 01903 202272

Mobile: 07770 07 21 58

info@ahouseinbrittany.com



70 Designs & Room Permutations



Reasons for Choosing New Build...

There is now, post Brexit, a high level of interest in taking what might seem like 'that giant step'. The internet and world wide web, which were 'fledgling' at the time that we bought, and have levelled out the information available and straightened out the 'hairpin bends' of buying abroad. There is a wider understanding of how to make that transition toward 'full-time' in France, just across the water, and in Brittany in particular.

Maybe it's a question of taking a step into the Europe we should never have left!

The Benefits of New Build/Turnkey projects:-

- No Agency Fees - which can represent between 5&10%. You pay fees on the price of the land
- Plan your new build house in Brittany from the ground up... What goes where etc.,...
- En suites • Terraces • Pool • Hot Tub • Utilities • Security inc. Surveillance • Eco Insulation • State of the art Economic Hot Water & Heating • Mobility Considerations • Control your environment and services via your smartphone.
- Deal with a dual-national, multilingual company and its owner/directors who 'speak your language' in more ways than one... Familiar with all local purchase & planning procedures and the management of skilled artisan trades using modern materials and technologies.
- Clear step-by-step process in terms of your understanding of protocols as well as being kept informed at every step of the build/purchase. In short - Peace of Mind!
- Clear and Guaranteed Pricing • stage payments agreed at the outset.
- A 10 year Guarantee as required by French Law... How very sensible & reassuring!
- No hidden extras... they're all discussed and documented & signed off by you up front.

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- These days there are fewer traditional renovation properties available on the market and there are restrictions on what can and can't be done when renovating properties within the urban environment.

Avoid potential pitfalls of the Plan Local Urbanism (UPL) which may restrict the past freedoms of renovation. You'll also protect yourself from your own innocent renovation ambitions - Build it the way you want it from the start with an Eco warm in winter - cool in summer - at costs that won't break the bank... Hot water & heating costs can be as low as 30€ a month for a two bed new build.

Call us or drop us an e-mail with your full contact details to find out more:-
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