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## House for sale in Saint Meloir Des Bois in Brittany

Saint Meloir Des Bois , Côtes-d'Armor , Brittany



# €296,000

inc. of agency fees

4 Beds      140 sqm      0.59 ha

Located close to Plélan le Petit, a nice dynamic town with everything you need, schools, services, shops, this lovely house benefits from a calm et quiet setting and offers open views on the countryside....

### At a Glance

**Reference** MFH-DIN12046-CC  
**Bed** 4  
**Land** 0.59 ha

**Near to** Saint Meloir Des Bois  
**Pool** No

**Price** €296,000  
**Hab.Space** 140 sqm  
**Land Tax** N/A

### Property Description

Located close to Plélan le Petit, a nice dynamic town with everything you need, schools, services, shops, this lovely house benefits from a calm et quiet setting and offers open views on the countryside. The house has been in the same family since its construction at the end of the 70s, and has recently been modernized with the addition of a beautiful extension perfectly integrated into its base and surrounded by a large wooden

terrace. The house is thus unique, the living space is elevated which enables great views and more light, The house is composed as follows: large living room facing EAST - SOUTH and WEST with large windows on the nature, ultra modern well-equipped kitchen, living room with Scandinavian wood stove; access to the large and well exposed wooden terrace, office, 4 bedrooms, 2 bathrooms, and cellar, laundry room, etc. on the garden level. the garden around the house is enclosed with a motorized gate, meadow for sheep and a 200 m2 shed with 3 sectional garage doors, as well as an office area which could easily become an artist's studio, a room for doing yoga etc ! A beautiful country property, near the town, 20 minutes from DINAN or LAMBALLE - (TGV station) - 20 minutes from the beaches, (3.86 % fees incl. VAT at the buyer's expense.)

## Summary

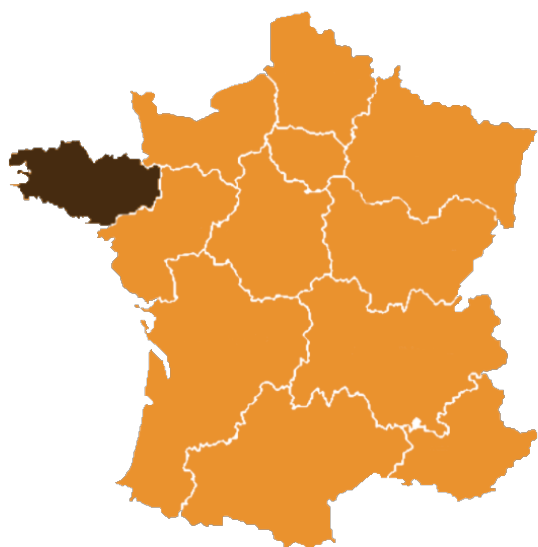
Property type: House  
Bedrooms: 4  
Price: €296,000

## Key Information

Internal Area: 140 sqm  
Land Area: 0.59 ha  
Property Features:

- Orientation: sud

## Location: Brittany



## Gallery







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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**

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