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## House for sale in Plumaudan in Brittany

Plumaudan , Côtes-d'Armor , Brittany



# €426,400

inc. of agency fees

4 Beds      184 sqm      0.74 ha

A rather lovely restored farmhouse, ideal for a large family home or a chambres d'hôtes and gîte. The property is set in a pretty hamlet, tucked away from view, and with a lovely outlook over the surrounding...

### At a Glance

<b>Reference</b>	MFH-DIN12082-CL	<b>Near to</b>	Plumaudan	<b>Price</b>	€426,400
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	184 sqm
<b>Land</b>	0.74 ha			<b>Land Tax</b>	N/A

### Property Description

A rather lovely restored farmhouse, ideal for a large family home or a chambres d'hôtes and gîte. The property is set in a pretty hamlet, tucked away from view, and with a lovely outlook over the surrounding countryside. The property currently consists of two parts - the first being : a large living room with fireplace and woodburner, a kitchen and a utility room . Up to the first floor, you have a parental suite plus a bedroom and bathroom. Up again to the second floor for a further bedroom with dressing. The second part comprises a

large living area with open plan kitchen and wood burner, on the first floor is a bedroom en mezzanine, up again to to a further bedroom. The house opens onto a south facing terrasse, with views over the extensive gardens with country views beyond. Several outbuildings - ideal for animals, workshop, garden equipment etc.

A lovely haven close to dinan and the beaches. (4.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	4
Price	€426,400

## Key Information

Internal Area:	184 sqm
Land Area:	0.74 ha

## Location: Brittany



## Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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