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## House for sale in Miniac Morvan, Brittany

Miniac Morvan , Ille-et-Vilaine , Brittany



# €263,125

inc. of agency fees

4 Beds      97.61 sqm      0.01 ha

15 minutes from Saint Malo, located in the dynamic town of Miniac-Morvan, where you will find all shops as well as a health center, primary schools, and easy access to school and public transport. This...

### At a Glance

<b>Reference</b>	MFH-DIN12067-FD	<b>Near to</b>	Miniac Morvan	<b>Price</b>	€263,125
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	97.61 sqm
<b>Land</b>	0.01 ha			<b>Land Tax</b>	N/A

### Property Description

15 minutes from Saint Malo, located in the dynamic town of Miniac-Morvan, where you will find all shops as well as a health center, primary schools, and easy access to school and public transport. This stone town house includes on the ground floor a beautiful living room of approximately 35sqm with its fitted kitchen opening onto the dining and living area. A toilet and a laundry room. On the first floor, a landing leading to two beautiful bedrooms and a bathroom. On the second floor, two large bedrooms and a landing. Terrace of 14 sqm facing south, This house has benefited from a complete renovation (insulation, change of the frames

to sound glazing, heating method) which was finished at the beginning of 2020. This house is currently rented until the end of 2024 of which 5.25 % fees incl. VAT at the buyer's expense.

## Summary

Property type:	House
Bedrooms:	4
Price	€263,125

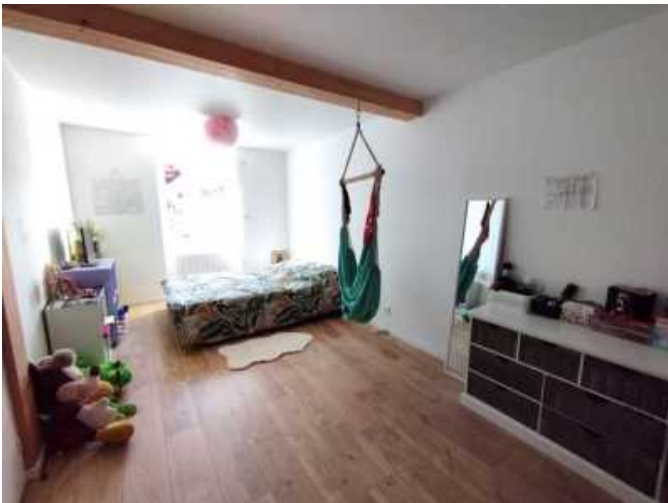
## Key Information

Year Built:	1949
Internal Area:	97.61 sqm
Land Area:	0.01 ha
Property Features:	
• Orientation:	sud

## Location: Brittany



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