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## House for sale in Miniac Morvan in 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 (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



## 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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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