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## House for sale in Lanvallay, Brittany

Lanvallay , Côtes-d'Armor , Brittany



# €587,000

inc. of agency fees

5 Beds    1 Baths    190 sqm    0.1 ha

The perfect Home sweet Home! This charming traditional Breton house, up to date, benefits from living on one level in the residential area of Lanvallay, right in the quiet center. It is ideal for a quality...

### At a Glance

<b>Reference</b>	MFH-DIN12210-mt	<b>Near to</b>	Lanvallay	<b>Price</b>	€587,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	190 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

The perfect Home sweet Home! This charming traditional Breton house, up to date, benefits from living on one level in the residential area of Lanvallay, right in the quiet center. It is ideal for a quality daily life close to amenities, from the Rance River with a landscaped garden benefiting from a superb swimming pool area. Beautifully decorated and fitted out, it is spacious and functional with additional basement spaces such as a large summer kitchen, and a room used as an office/workshop. The ground floor has a large entrance, a fitted and equipped kitchen, a master suite, a hallway, a toilet/cupboard, a living room with its fireplace/insert, all

in neat and impeccable condition. The first floor includes a landing which serves a bathroom, 4 bedrooms and a small attic. The virtual tour is available to plan ahead! See you soon for a real visit!

(3.89 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€587,000

## Key Information

Year Built:	1978
Internal Area:	190 sqm
Land Area:	0.1 ha
Has a Garden	Yes

## 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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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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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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