

[Click to view MFH-DIN12185-IM](#)

## House for sale in Lamballe Armor in Brittany

Lamballe Armor , Côtes-d'Armor , Brittany



**€798,700**

inc. of agency fees

5 Beds   3 Baths   250 sqm   1.34 ha

EXCEPTIONAL. Old sublimated farm, in Lamballe, dynamic town where life is good, rich community life with modern cultural and sporting facilities, a beautiful...

### At a Glance

<b>Reference</b>	MFH-DIN12185-IM	<b>Near to</b>	Lamballe Armor	<b>Price</b>	€798,700
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	250 sqm
<b>Land</b>	1.34 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

EXCEPTIONAL. Old sublimated farm, in Lamballe, dynamic town where life is good, rich community life with modern cultural and sporting facilities, a beautiful market square, a lake for picnics, all the services, shops and schools of the primary to high school. The location of this house is ideal and so rare, from the city center, in an instant we turn, we enter a small path lined with oak trees and we are there, at home, in the

countryside, greenery, a meadow, trees, and a magnificent farmhouse which dominates its land, large windows everywhere to let nature in, a warm, functional interior, optimal layout, beautiful materials and beautiful services, the whole is harmonious, fluid, On the ground floor, the living space is vast, the rooms open onto each other, the entrance is equipped with large cupboards with wardrobe, the high-end equipped kitchen with central island for cooking and eating, super friendly, all surrounded by panoramic windows to enjoy nature, dining room with large bay window et cozy living room in front of wood stove with large bay windows, Japanese partition to isolate the office space, a bedroom on the ground floor entrance with cupboards, a master suite including a bedroom, a bathroom-wc and a dressing room, a laundry room and wc. Upstairs, the landing leads to three spacious and bright bedrooms, a beautiful terrace, a bathroom and a shower room, two toilets. Large attached garage. Opposite, a pretty stone outbuilding ideal for a workshop of around 80 sqm! storage near the coast - 2h30 from Paris via TGV, 10 minutes from the wild beaches Outside, the old barn, charming stone building stone, has recently benefited from a qualitative renovation, natural slate roof, aluminum joinery, slab, walls rejoined with lime, beautiful exposed framework, 80 m2 to use as you wish, perfect for artist's studio, yoga room , professional premises, teleworking office etc., Land of more than 1 hectare of trees bordered by the river! Ideal for a family!

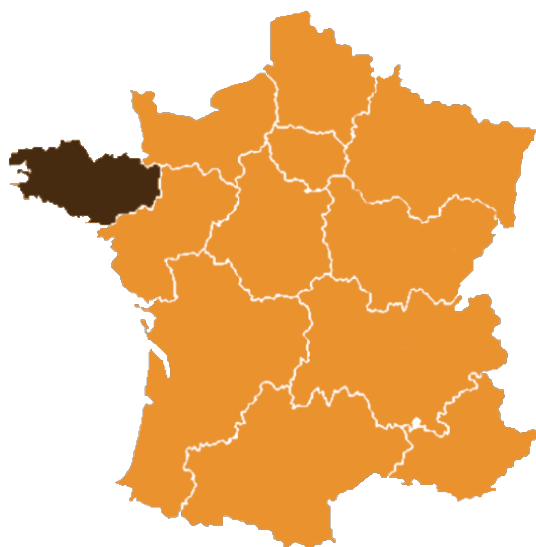
## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€798,700

## Key Information

Internal Area:	250 sqm
Land Area:	1.34 ha
Property Features:	
• Orientation:	ouest
Has a Garden	Yes

## Location: Brittany



# Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates