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## House for sale in Mesnil Roc H, Brittany

Mesnil Roc H , Ille-et-Vilaine , Brittany



**€133,750**

inc. of agency fees

2 Beds      70 sqm      0.26 ha

Located in Mesnil Roc'h, a pretty town between Dinan and Combourg, 10 minutes from beaches. This charming house includes a living space with equipped kitchen, living room and dining room. On the first...

### At a Glance

<b>Reference</b>	MFH-DIN12229-IM	<b>Near to</b>	Mesnil Roc H	<b>Price</b>	€133,750
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	70 sqm
<b>Land</b>	0.26 ha			<b>Land Tax</b>	N/A

### Property Description

Located in Mesnil Roc'h, a pretty town between Dinan and Combourg, 10 minutes from beaches. This charming house includes a living space with equipped kitchen, living room and dining room. On the first floor two bedrooms, a bathroom and separate WC.

The property includes a detached garden, a very pleasant terrace in a peaceful and calm environment and a garage.

Ideal house for a young couple or as a base to relax in the countryside while still being close to amenities.

(7.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	2
Price	€133,750

## Key Information

Internal Area:	70 sqm
Land Area:	0.26 ha

## Location: Brittany



## Gallery





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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.

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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.

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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.

**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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