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## House for sale in Yvignac La Tour, Brittany

Yvignac La Tour , Côtes-d'Armor , Brittany



# €108,000

inc. of agency fees

3 Beds    1 Baths    78 sqm    0.03 ha

SOLE AGENCY: Located in a quiet hamlet just 3km from a popular village with basic amenities, 10 minutes from the market town of Broons and with easy access to the major road networks leading to Dinan,...

### At a Glance

|                  |                 |                |                 |                  |          |
|------------------|-----------------|----------------|-----------------|------------------|----------|
| <b>Reference</b> | MFH-DIN12197-SP | <b>Near to</b> | Yvignac La Tour | <b>Price</b>     | €108,000 |
| <b>Bed</b>       | 3               | <b>Bath</b>    | 1               | <b>Hab.Space</b> | 78 sqm   |
| <b>Land</b>      | 0.03 ha         | <b>Pool</b>    | No              | <b>Land Tax</b>  | N/A      |

### Property Description

SOLE AGENCY: Located in a quiet hamlet just 3km from a popular village with basic amenities, 10 minutes from the market town of Broons and with easy access to the major road networks leading to Dinan, Lamballe and beyond, this recently refurbished cottage would make an ideal permanent or holiday home and represents an ideal first time buy. The property benefits from an easily managed enclosed garden with open views onto the surrounding countryside and a courtyard garden to the front. The house itself is full of light and the

accommodation comprises, on the ground floor, an glazed entrance porch, a living room with corner kitchen and feature insert fireplace, a second living room / office (or ground floor bedroom) a hallway, with access to the rear garden and a WC. On the first floor a landing provides access to 2 double bedrooms, one with built in cupboards and a family bathroom with WC. There is also a spacious attic space which could potentially provide additional accommodation. An ideal first time buy in a countryside location. (8.00 % fees incl. VAT at the buyer's expense.)

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Bathrooms      | 1        |
| Price          | €108,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 78 sqm  |
| Land Area:     | 0.03 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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**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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