

[Click to view MFH-DIN12197-SP](#)

House for sale in Yvignac La Tour in 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

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







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