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## House for sale in Dinan, Brittany

Dinan , Côtes-d'Armor , Brittany



# €117,700

inc. of agency fees

3 Beds      90 sqm      0.03 ha

For sale in Brittany, Fantastic location within easy reach of Saint Malo et the Mont Saint Michel, in the rolling countryside near DINAN, a beautiful medieval city dominating the Rance River valley a...

### At a Glance

**Reference** MFH-DIN12127-CC

**Bed** 3

**Land** 0.03 ha

**Near to** Dinan

**Pool** No

**Price** €117,700

**Hab.Space** 90 sqm

**Land Tax** N/A

### Property Description

For sale in Brittany, Fantastic location within easy reach of Saint Malo et the Mont Saint Michel, in the rolling countryside near DINAN, a beautiful medieval city dominating the Rance River valley a place of great natural beauty where life is good. The house enjoys a peaceful location in a charming hamlet near the town center and near the towpaths which run along the Ille et Rance canal. The house currently belongs to a retired roofer who has put all his heart and his know-how into the renovation of the roof, with the aim of preserving the authenticity of the character of the house et using noble quality materials, insulation of the

attic, new water and elec meters, et new individual septic tank Surface area to develop: approximately 45 sqm /level on 3 levels for a comfortable, 3 bedroom house, The current owners plans evolving, it is now up to the future owner to carry out the remaining works and interior design, A great base to make a lovely home, full of charmin a quiet environment, with a garden of just the right size, Land in UB zone, which allows interesting extension possibilities if necessary, 30 minutes from Saint Malo and Dinard - 40 minutes from Rennes . A real favorite !! by AGENCE ARGUENON, a unique approach since 1991!

of which 7.00 % fees incl. VAT at the buyer's expense.

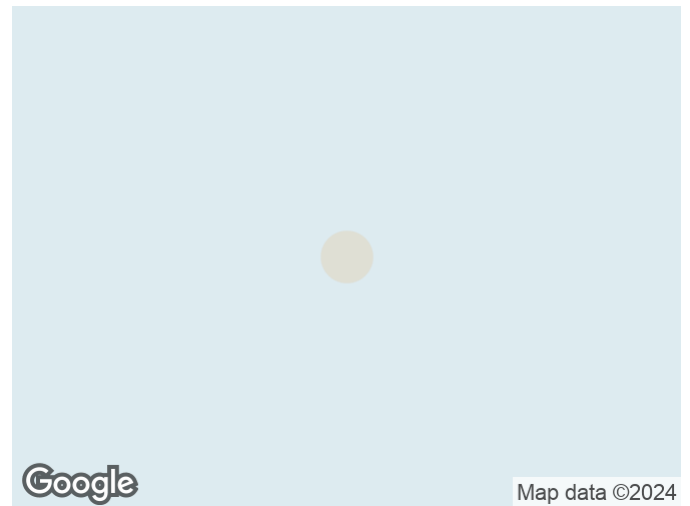
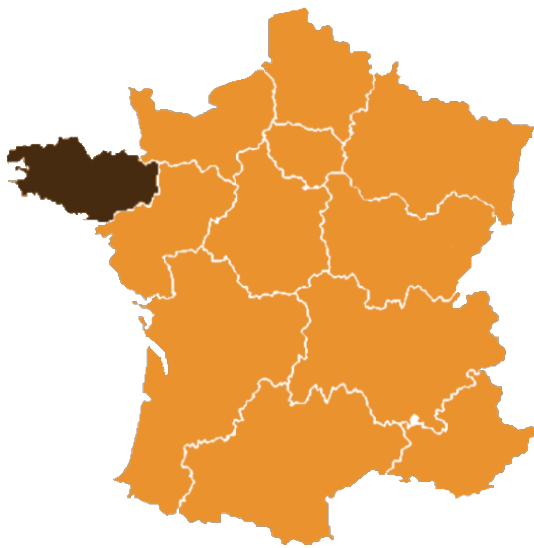
## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Price          | €117,700 |

## Key Information

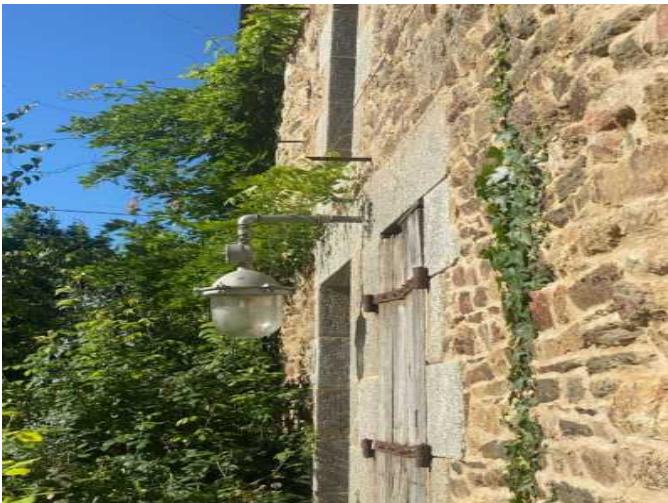
|                    |         |
|--------------------|---------|
| Year Built:        | 1900    |
| Internal Area:     | 90 sqm  |
| Land Area:         | 0.03 ha |
| Property Features: |         |
| • Orientation:     | sud     |
| Has a Garden       | Yes     |

## Location: Brittany





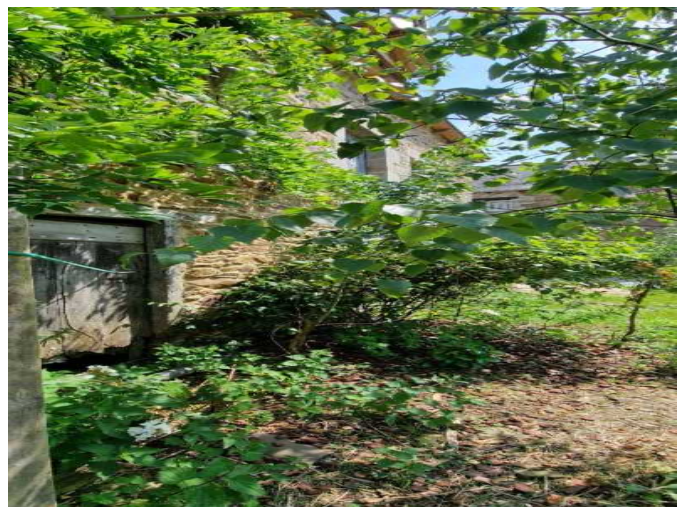
## Gallery











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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.

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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