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## House for sale in Pleslin Trigavou, Brittany

Pleslin Trigavou , Côtes-d'Armor , Brittany



# €447,200

inc. of agency fees

6 Beds   1 Baths   228 sqm   0.07 ha

As you cross the threshold of this residence, you will immediately be seduced by its warm atmosphere and its authentic character with a huge interior courtyard and its bucolic terraces. This charming...

### At a Glance

<b>Reference</b>	MFH-DIN12254-MT	<b>Near to</b>	Pleslin Trigavou	<b>Price</b>	€447,200
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	228 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

As you cross the threshold of this residence, you will immediately be seduced by its warm atmosphere and its authentic character with a huge interior courtyard and its bucolic terraces. This charming stone house located in a small village in TRIGAVOU between the historic town of Dinan and the magnificent Breton coast awaits you. This authentic property combines the charm of the old with modern comfort, offering an exceptional quality of life in a peaceful and green setting. The ground floor offers a spacious living room with fireplace, ideal for winter evenings opening onto a fitted and equipped kitchen, perfect for gastronomy

lovers. The veranda room offers an extension of the living space with a breathtaking view of the garden, and its relaxing outdoor facilities, where you feel good! There is also a toilet, a shower room and a room used as a laundry room / boiler room / storeroom and a garage to complete the ground floor. The 1st floor serves a landing with 3 bedrooms, a dressing room and a master suite with wc:/bathtub/jacuzzi/sauna. The attic offers 2 attic bedrooms and a shower room. All on a fully enclosed plot, with a well next to the garage outside.  
(4.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€447,200

## Key Information

Internal Area:	228 sqm
Land Area:	0.07 ha
Has a Garden	Yes

## 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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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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