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## House for sale in St Judoce, Brittany

St Judoce , Côtes-d'Armor , Brittany



# €263,125

inc. of agency fees

4 Beds   1 Baths   156.9 sqm   0.05 ha

Located in a charming little village near Dinan in the Evran area, this character house having benefited from refurbishment works combines old-world charm with modern comfort. Close to the Ille-et-Rance...

### At a Glance

<b>Reference</b>	MFH-DIN12258-MT	<b>Near to</b>	St Judoce	<b>Price</b>	€263,125
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	156.9 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in a charming little village near Dinan in the Evran area, this character house having benefited from refurbishment works combines old-world charm with modern comfort. Close to the Ille-et-Rance canal, it benefits from a peaceful and picturesque environment. The exterior of the house is just as attractive as the interior. A gravelled courtyard welcomes visitors, offering an ideal space for parking or relaxing outdoors. A pretty, perfectly maintained enclosed garden surrounds the house, bringing a touch of greenery and privacy. This garden is a real haven of peace, perfect for relaxing moments with family or friends. Inside, the house

has four spacious bedrooms, each offering a comfortable and bright space. The heart of the house is undoubtedly its convivial kitchen which opens onto the dining room with its pellet stove, it is spacious and well-equipped, and invites you to prepare delicious meals while enjoying moments of conviviality. In addition to these amenities, the house also has a large living room with a pool table, perfect for relaxing and entertaining evenings. This spacious living room is ideal for hosting friends and family, providing a space to play, chat or simply relax. A wood burning stove adds a touch of warmth and comfort, creating a welcoming and cosy atmosphere, particularly pleasant during the winter months. This house, which has benefited from structural work on the double Bati and interior refurbishment, is an opportunity for a main or secondary residence, offering an idyllic green environment close to the Ille-et-Rance canal and just a few minutes from Dinan. (5.25 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€263,125

## Key Information

Internal Area:	156.9 sqm
Land Area:	0.05 ha
Has a Garden	Yes

## Location: Brittany



## Gallery









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