

[Click to view MFH-DIN12258-MT](#)

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

Reference	MFH-DIN12258-MT	Near to	St Judoce	Price	€263,125
Bed	4	Bath	1	Hab.Space	156.9 sqm
Land	0.05 ha	Pool	No	Land Tax	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. of which 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







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