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## House for sale in Pleudihen Sur Rance in Brittany

Pleudihen Sur Rance , Côtes-d'Armor , Brittany



# €478,400

inc. of agency fees

3 Beds   2 Baths   190 sqm   0.13 ha

SOLE AGENCY: Located in a pretty hamlet only a stones throw from the River Rance with its delightful villages and riverside walks, a short drive to the centre of the popular village of Pleudihen sur Rance,...

### At a Glance

<b>Reference</b>	MFH-DIN12251-SP	<b>Near to</b>	Pleudihen Sur Rance	<b>Price</b>	€478,400
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	190 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

SOLE AGENCY: Located in a pretty hamlet only a stones throw from the River Rance with its delightful villages and riverside walks, a short drive to the centre of the popular village of Pleudihen sur Rance, with excellent local amenities and minutes to the main access routes to St Malo, Dinard and Rennes, this superb stone built property would make the ideal family home. The refurbished house is well designed with all the

comforts of modern living yet retains some lovely original features and offers light, bright and flexible accommodation comprising on the ground floor; a delightful open plan, double aspect living room with character beams and fireplace with insert wood burner, a fitted and equipped kitchen/diner with feature fireplace with insert wood burner and utility room off, a recently re-furnished shower room and separate WC and a useful office / studio space with direct access to the enclosed and private rear garden. On the first floor there is a spacious mezzanine landing area, offering a number of possible uses, leading to 3 good sized double bedrooms, a shower room with WC and a well fitted dressing room area. The second floor provides a useful studio / workshop space which could easily be used as a fourth bedroom or be more permanently converted into a large master bedroom suite with private facilities. The house is surrounded by mature landscaped gardens enjoying the sun throughout the day and benefits from a sweeping driveway and a large double garage / workshop with rainwater storage reservoir and two small open hangars, one which would make a lovely outside eating area and one for wood storage. A really lovely property in a much sought after area. (4.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€478,400

## Key Information

Internal Area:	190 sqm
Land Area:	0.13 ha
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.

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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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