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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...

At a Glance

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



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