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## House for sale in Merdrignac in Brittany

Merdrignac , Côtes-d'Armor , Brittany



# €416,000

inc. of agency fees

7 Beds   2 Baths   262 sqm   4.25 ha

A charming property that exudes simplicity and calm ... it offers an ideal place to live to settle your family et offers thanks to its location, its land...

### At a Glance

<b>Reference</b>	MFH-DIN12252-CC	<b>Near to</b>	Merdrignac	<b>Price</b>	€416,000
<b>Bed</b>	7	<b>Bath</b>	2	<b>Hab.Space</b>	262 sqm
<b>Land</b>	4.25 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A charming property that exudes simplicity and calm ... it offers an ideal place to live to settle your family et offers thanks to its location, its land and its outbuildings, many possibilities for developing various activities depending on your projects. The whole benefits from a pleasant, bucolic setting, a small country hamlet, far from nuisances and close to nature, no need for a car to go for a walk, lots of small paths to explore the countryside, 3 km from Merdrignac, an attractive and dynamic town with a weekly market, leisure center with pond, Hardouniais forest and all shops and services, the town is well served, with access to the N164 to

reach Rennes in 45 minutes, The main building, a former Manor, has been carefully and tastefully furnished with a concern for respecting and highlighting the character elements. The main part offers a large entrance serving on one side the living room with superb high ceilings and fireplace, and on the other the fitted kitchen / dining room with wood stove. Upstairs, beautiful parquet flooring throughout, spacious landing serving 3 beautiful bedrooms, one with dressing room, shower room and an office, The attic on the 2nd floor with its magnificent framework, would be ideal to create two additional bedrooms. The adjoining part is very pleasant with living room and 3 bedrooms bathroom, Completely modular to be a large house or become 2 separate units for seasonal rental for example. The property is located on a wooded and flowered plot with orchard, large courtyard, shed, old stable, and a few steps away, a pretty grassy meadow and a clearing, a wood and 2 ponds, perfect for recharging your batteries! (4.00 % fees incl. VAT at the buyer's expense.)

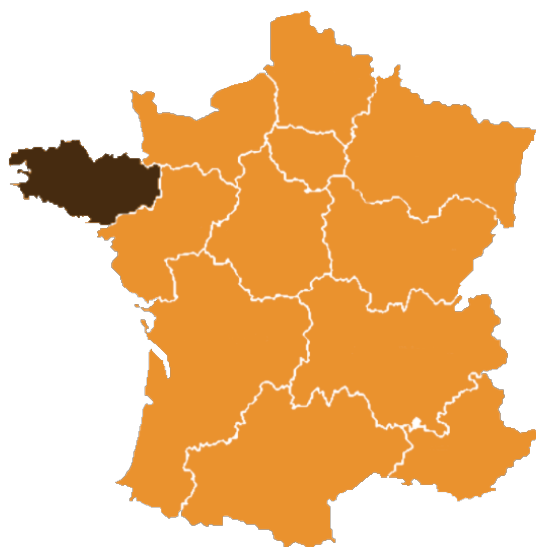
## Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	2
Price	€416,000

## Key Information

Internal Area:	262 sqm
Land Area:	4.25 ha
Property Features:	
• Orientation: sud	
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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