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## House for sale in Yvignac La Tour in Brittany

Yvignac La Tour , Côtes-d'Armor , Brittany



**€421,200**

inc. of agency fees

4 Beds      180 sqm      0.16 ha

A delightful country property, set in the countryside 15 minutes from Dinan, easy reach of the coast , this detached property set in beautifully landscaped...

### At a Glance

|                  |                |                |                 |                  |          |
|------------------|----------------|----------------|-----------------|------------------|----------|
| <b>Reference</b> | MFH-DIN12255-G | <b>Near to</b> | Yvignac La Tour | <b>Price</b>     | €421,200 |
| <b>Bed</b>       | 4              | <b>Pool</b>    | No              | <b>Hab.Space</b> | 180 sqm  |
| <b>Land</b>      | 0.16 ha        |                |                 | <b>Land Tax</b>  | N/A      |

### Property Description

A delightful country property, set in the countryside 15 minutes from Dinan, easy reach of the coast , this detached property set in beautifully landscaped gardens comprises on the groundfloor ; large salon with fireplace and wood burning stove, fully fitted kitchen with fireplace and wood burning stove, shower room and wc. Upstairs, a spacious landing leads to three double bedrooms, a family bathroom with wc. Attached, an annexe with a living room and open plan kitchen, a bedroom with bathroom and wc. This can be integrated into the main house, or kept separate as suits. All set in the most delightful gardens with

country views, a summer kitchen, outside covered terrasses, large garage/workshop, even a potager with greenhouse.

A super property, the ideal country home.

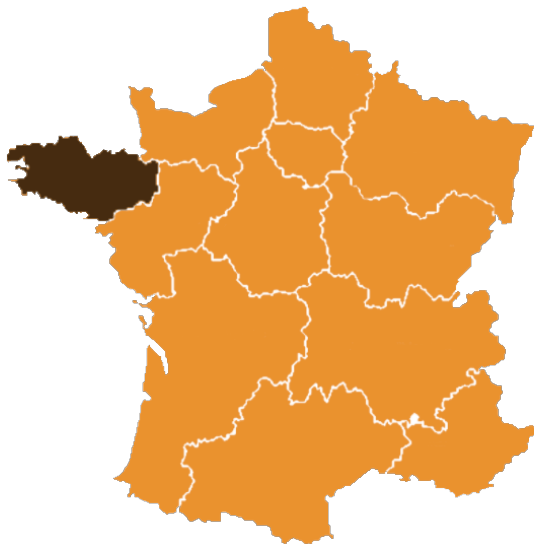
## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 4        |
| Price          | €421,200 |

## Key Information

|                    |         |
|--------------------|---------|
| Internal Area:     | 180 sqm |
| Land Area:         | 0.16 ha |
| Property Features: |         |
| • Orientation:     | sud     |
| Has a Garden       | Yes     |

## Location: Brittany





## Gallery











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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.

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or email us at **bonjour@my-french-house.com**.

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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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