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## House for sale in Dinan in Brittany

Dinan , Côtes-d'Armor , Brittany



# €447,200

inc. of agency fees

3 Beds   1 Baths   95.5 sqm   0.08 ha

This is a house where you immediately feel at home, ideal for a small family looking for tranquility and a pleasant living environment, a stone's throw from the history and charm of the village of Léhon...

### At a Glance

<b>Reference</b>	MFH-DIN12272-MT	<b>Near to</b>	Dinan	<b>Price</b>	€447,200
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	95.5 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This is a house where you immediately feel at home, ideal for a small family looking for tranquility and a pleasant living environment, a stone's throw from the history and charm of the village of Léhon and the Banks of the Rance river. Imagine a traditional house with modern taste with a neat interior, enjoying single-storey living thanks to a modern wooden extension, which blends harmoniously into the original architecture, combining tradition and modernity. Upon entering the house, you are immediately enveloped by a warm atmosphere. The living room is a comfortable space with a beautiful wood stove, ideal for warming up during

winter evenings. The light walls and touches of wood give the interior a neat and cozy atmosphere, with impeccable finishes. The ground floor also offers an entrance hall with cupboard, a toilet, a master suite with dressing room and its private bathroom, and its kitchen open to the living room with access to the garden and its terraces. The upper floor has two bright bedrooms and a bathroom/toilet, each carefully decorated, bringing a feeling of calm and serenity. Outside, a splendid well-kept garden welcomes you with its tropical spirit. Lush plants, palm trees and exotic flowers surround a vast wooden terrace, perfect for outdoor dining or relaxing in the sun. The terrace becomes the natural extension of the house, offering a soothing view of this little corner of paradise. Enjoy our virtual tour and see you soon! (4.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€447,200

## Key Information

Internal Area:	95.5 sqm
Land Area:	0.08 ha
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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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**

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