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House for sale in Saint Vran, Brittany

Saint Vran , Côtes-d'Armor , Brittany



€263,125

inc. of agency fees

4 Beds 1 Baths 150 sqm 0.27 ha

SAINT VRAN, in a green setting in the heart of COTES D'ARMOR, this lovely small rural village with bakery, bar, grocery and only 3km from Merdrignac offering all services, a leisure base and the weekly...

At a Glance

| | | | | | |
|------------------|-----------------|----------------|------------|------------------|----------|
| Reference | MFH-DIN12279-EL | Near to | Saint Vran | Price | €263,125 |
| Bed | 4 | Bath | 1 | Hab.Space | 150 sqm |
| Land | 0.27 ha | Pool | Yes | Land Tax | N/A |

Property Description

SAINT VRAN, in a green setting in the heart of COTES D'ARMOR, this lovely small rural village with bakery, bar, grocery and only 3km from Merdrignac offering all services, a leisure base and the weekly market. This beautiful spacious stone farmhouse located in this charming rural town, offers a peaceful living environment in a small hamlet, you will discover a large living room offering a lounge-area living room with stone fireplace and a fitted kitchen area with stove, a bathroom and toilet, as for the floor, a mezzanine with office, serving four bedrooms and bathroom-WC.

To complete this beautiful property and its tourism activity, we find a trailer and a heated and covered pool. A dependency consisting of a garage, workshop and sanitary block. The adjoining land is landscaped and wooded, ideal for receiving other atypical housing...

This property is ideal for project developers wishing to invest in a bed and breakfast and rural tourism or simply for a life choice!

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 4 |
| Bathrooms | 1 |
| Price | €263,125 |

Key Information

| | |
|--------------------|---------|
| Year Built: | 1900 |
| Internal Area: | 150 sqm |
| Land Area: | 0.27 ha |
| Property Features: | |
| • Orientation: | sud |
| Has a Garden | Yes |
| Swimming Pool? | Yes |

Location: Brittany



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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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