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## House for sale in Lanvallay in Brittany

Lanvallay , Côtes-d'Armor , Brittany



# €243,225

inc. of agency fees

2 Beds      63 sqm      0.06 ha

To discover without delay, this pretty stone house under slates is ready to welcome you in the village of Lanvallay. Ideal for a first-time buyer, or a rental investment, this bright and welcoming house...

### At a Glance

<b>Reference</b>	MFH-DIN12293-MT	<b>Near to</b>	Lanvallay	<b>Price</b>	€243,225
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	63 sqm
<b>Land</b>	0.06 ha			<b>Land Tax</b>	N/A

### Property Description

To discover without delay, this pretty stone house under slates is ready to welcome you in the village of Lanvallay. Ideal for a first-time buyer, or a rental investment, this bright and welcoming house has benefited from renovation work by its owner. The ground floor includes the garage level, with a laundry area/summer kitchen, a toilet, an extra bedroom and a boiler room/cellar area, all in impeccable condition with access to the garden from the back. The old but very functional oil boiler will need to be planned to increase the DPE. The raised ground floor welcomes you with its staircase/corridor which serves an independent and pleasantly

equipped kitchen with storage, a beautiful set of household appliances and a fireplace/insert for the pleasure of a wood fire. Its large bright living room/lounge benefits from a balcony on the street side, facing south and a pretty parquet floor. A large functional bathroom and 2 bedrooms complete the rest of the house. The attic benefits from insulation under the roof, allowing storage with wmc in place. It is a pleasant house, well located to enjoy the greater Dinan, the Dinamo network to reach DINAN. Its exteriors are efficient with a clean parking space in front of the house served by a motorized gate in front of the garage or a gate in front of the exterior staircase, but also a lawn area with a very generous apple tree and an addition on the back which benefits from a vegetable garden area and a small outbuilding for storage. Rare for sale! (5.75 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	2
Price	€243,225

## Key Information

Internal Area:	63 sqm
Land Area:	0.06 ha
Has a Garden	Yes

## Location: Brittany



## Gallery







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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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**C. BAUER – Sunday Times**

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