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## House for sale in Pledeliac, Brittany

Pledeliac , Côtes-d'Armor , Brittany



# €332,800

inc. of agency fees

5 Beds      128 sqm      0.29 ha

Lovely location close to the beautiful river Arguenon, within easy reach of the coast, Dinan and St Malo for this charming and spacious farmhouse and its outbuilding. The house has been sympathetically...

### At a Glance

<b>Reference</b>	MFH-DIN12237-CL	<b>Near to</b>	Pledeliac	<b>Price</b>	€332,800
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	128 sqm
<b>Land</b>	0.29 ha			<b>Land Tax</b>	N/A

### Property Description

Lovely location close to the beautiful river Arguenon, within easy reach of the coast, Dinan and St Malo for this charming and spacious farmhouse and its outbuilding. The house has been sympathetically restored in keeping with the character of the property, with exposed stone, original beams and fireplaces. The property currently comprises on the ground floor ; spacious salon with fireplace and woodburner, fitted kitchen. On the first floor; an en suite bedroom, two double bedrooms, a family bathroom and a wc. Up on the second floor; two bedrooms, bathroom and wc. The property, sited in attractively landscaped gardens, has an

attached barn to finish converting, either for additional space, a gîte or annexe, office or studio. Stone garage and store, sun terrace, and sweeping gardens. A truly delightful property and rare on the market

## Summary

Property type:	House
Bedrooms:	5
Price	€332,800

## Key Information

Internal Area:	128 sqm
Land Area:	0.29 ha
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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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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