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## House for sale in Yvignac La Tour, Brittany

Yvignac La Tour , Côtes-d'Armor , Brittany



# €230,736

inc. of agency fees

4 Beds    1 Baths    120 sqm    0.1 ha

Come and discover this beautiful house between Caulnes and Yvignac-la-Tour, which will seduce you with its friendly and welcoming atmosphere. On the ground floor, you will be greeted by a bright living...

### At a Glance

<b>Reference</b>	MFH-DIN12304-EL	<b>Near to</b>	Yvignac La Tour	<b>Price</b>	€230,736
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	120 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Come and discover this beautiful house between Caulnes and Yvignac-la-Tour, which will seduce you with its friendly and welcoming atmosphere.

On the ground floor, you will be greeted by a bright living room, perfect for sharing moments with family or friends. The kitchen is fully equipped, the living room has a warm insert pellets bringing a touch of comfort during winter evenings and A toilet for more practicality. Upstairs, a landing serving four spacious bedrooms, ideal for hosting your loved ones or create a workspace, you will also find a shower room, a toilet

and a bathroom, offering all the necessary comfort.

Outside, a garage with laundry space, workshop and storage that will simplify your daily life! The garden, full of potential, is a true haven of peace to enjoy gardening or outdoor activities.

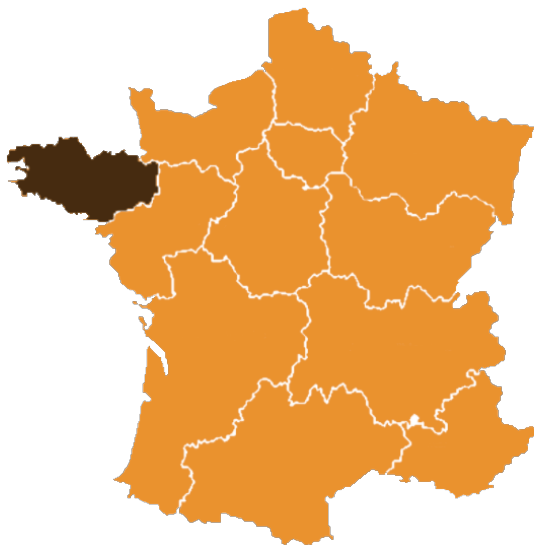
## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€230,736

## Key Information

Year Built:	1900
Internal Area:	120 sqm
Land Area:	0.1 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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## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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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