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## House for sale in Pleudihen Sur Rance, Brittany

Pleudihen Sur Rance , Côtes-d'Armor , Brittany



# €353,600

inc. of agency fees

4 Beds      156 sqm      0.02 ha

Pleudihen sur Rance, close to Dinan, in one of the most sought after villages in the area and within easy walking distance of its excellent amenities and the river Rance this substantial stone-built house...

### At a Glance

<b>Reference</b>	MFH-DIN12313-CL	<b>Near to</b>	Pleudihen Sur Rance	<b>Price</b>	€353,600
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	156 sqm
<b>Land</b>	0.02 ha			<b>Land Tax</b>	N/A

### Property Description

Pleudihen sur Rance, close to Dinan, in one of the most sought after villages in the area and within easy walking distance of its excellent amenities and the river Rance this substantial stone-built house would make an excellent family home. The property is in a great position set back from the village road and has a courtyard to the front and a terrasse to the rear. The light and bright accommodation comprises on the ground

floor; living and dining room with fireplace opening onto the terrasse, a fitted kitchen, wc, and utility room. On the first floor, a landing leads to a large double bedroom with fitted wardrobes, two other double rooms, a family shower room with wc. On the second floor - a super parental suite with dressing room, shower room and wc, a box room and its landing.

The terrasse to the rear is private and not overlooked, access to the front courtyard with parking space. A super property and rare on the market !! A must see !

## Summary

Property type:	House
Bedrooms:	4
Price	€353,600

## Key Information

Internal Area:	156 sqm
Land Area:	0.02 ha

## 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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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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