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## House for sale in Pleudihen Sur Rance in Brittany

Pleudihen Sur Rance , Côtes-d'Armor , Brittany



**€520,000**

inc. of agency fees

3 Beds   2 Baths   125 sqm   0.06 ha

This superb house of character, located on the banks of the Rance, combines the charm of the old with a contemporary extension bathed in light. The warm...

### At a Glance

|                  |                 |                |                     |                  |          |
|------------------|-----------------|----------------|---------------------|------------------|----------|
| <b>Reference</b> | MFH-DIN12300-mt | <b>Near to</b> | Pleudihen Sur Rance | <b>Price</b>     | €520,000 |
| <b>Bed</b>       | 3               | <b>Bath</b>    | 2                   | <b>Hab.Space</b> | 125 sqm  |
| <b>Land</b>      | 0.06 ha         | <b>Pool</b>    | No                  | <b>Land Tax</b>  | N/A      |

### Property Description

This superb house of character, located on the banks of the Rance, combines the charm of the old with a contemporary extension bathed in light. The warm living room is organized around a fireplace with insert, offering a friendly atmosphere opening onto a tastefully fitted kitchen. The veranda, equipped with a wood stove, becomes a perfect place for sharing and relaxation in all seasons. The contemporary extension also

adds a modern and bright touch to the whole, creating harmonious and airy spaces. The bedrooms are large, bright and overlook the surrounding countryside, ensuring absolute tranquility and benefiting from a solarium-style terrace which invites moments of relaxation, offering a little corner of sunny paradise. Located in a small hamlet, this house combines privacy and timeless charm, without any vis-à-vis. The garden, carefully maintained, offers a green and peaceful setting which extends through each space of the house. Ideal for enjoying the peace and quiet of the countryside while benefiting from a welcoming outdoor space conducive to relaxation. The large garage is a real asset for this property. Carefully designed, it has an excellent layout and a finish comparable to that of a living room. Generous storage spaces optimize organization, while a laundry area and summer kitchen equipment add functionality and comfort. This versatile space can easily meet storage or additional living needs as desired.

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Bathrooms      | 2        |
| Price          | €520,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 125 sqm |
| Land Area:     | 0.06 ha |
| Has a Garden   | Yes     |

## Location: Brittany



# Gallery







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**C. BAUER – Sunday Times**

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