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## House for sale in Dinan in Brittany

Dinan , Côtes-d'Armor , Brittany



# €344,025

inc. of agency fees

2 Beds      139 sqm      0.01 ha

SOLE AGENCY - Located in the heart of Dinans' historic centre with direct views over the Place Saint Sauveur, its stunning Basilica, onward to the famous 'Jardin Anglais' and surrounded by the vibrant...

### At a Glance

<b>Reference</b>	MFH-DIN12217-SP	<b>Near to</b>	Dinan	<b>Price</b>	€344,025
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	139 sqm
<b>Land</b>	0.01 ha			<b>Land Tax</b>	N/A

### Property Description

SOLE AGENCY - Located in the heart of Dinans' historic centre with direct views over the Place Saint Sauveur, its stunning Basilica, onward to the famous 'Jardin Anglais' and surrounded by the vibrant commerce and amenities afforded by the town, this property is exceptionally rare to market and offers incredible investment / renovation opportunities. Currently configured as 4 separate apartments on 4 levels (2 x 1 bedroom and 2 x studio each with their own electricity and water meters) and with the benefit of a cellar and an independent 2 level 'colombage' building at the rear of the property, separated by a central courtyard,

the property is in need of complete refurbishment but offers the potential for re-sale or long term rental as apartments but equally through re-configuration, the potential to create a stunning and contemporary family home. Endless possibilities and a rare opportunity. (4.25 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	2
Price	€344,025

## Key Information

Internal Area:	139 sqm
Land Area:	0.01 ha

## 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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