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## House for sale in Dinan in Brittany

Dinan , Côtes-d'Armor , Brittany



# €252,600

inc. of agency fees

5 Beds    1 Baths    148 sqm    0.1 ha

The ideal property for families looking for shared accommodation! At the gates of Dinan, a few minutes from the beaches of Lancieux and Dinard and with quick access to the N176 (Saint-Malo). Discover...

### At a Glance

<b>Reference</b>	MFH-DIN12319-SA	<b>Near to</b>	Dinan	<b>Price</b>	€252,600
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	148 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

The ideal property for families looking for shared accommodation! At the gates of Dinan, a few minutes from the beaches of Lancieux and Dinard and with quick access to the N176 (Saint-Malo). Discover without delay, this set of two semi-detached and non-communicating houses with courtyard in front, terrace and enclosed land at the back. Both habitable as is with a very "vintage" decoration, they require refreshments and energy comfort work. The first stone house offers a current habitable potential of 95sqm. It has a living room used as a kitchen and living room with a beautiful sculpted open fireplace, a room used as a bedroom or living room

according to your needs, a shower room with toilet, then at the back in an L-shaped extension, a veranda, an office and a storeroom with an attic space above. Upstairs, a corridor leads to 3 bright bedrooms on beautiful oak parquet flooring and a shower room with toilet. The second house in another style in coated concrete blocks is raised on a basement. It offers a current living area of 54sqm that can easily be doubled with the convertible attic. The basement is composed of a laundry area, toilet, garage and workshop. The first floor offers an entrance, a kitchen, a living room, 2 bedrooms and a bathroom. The attic currently accessible by a retractable staircase has a nice height allowing you to create 1 to 2 additional living rooms. The location and the various development possibilities make it a rare and atypical property. A visit is essential!

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€252,600

## Key Information

Year Built:	1960
Internal Area:	148 sqm
Land Area:	0.1 ha
Property Features:	
• Orientation:	ns
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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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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**C. BAUER – Sunday Times**

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