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## House for sale in Merdrignac in Brittany

Merdrignac , Côtes-d'Armor , Brittany



# €262,900

inc. of agency fees

4 Beds   1 Baths   122 sqm   0.16 ha

We fell in love with this house ideally located in the heart of a hamlet near the center of Merdrignac, come and discover it completely renovated in 2014. This property includes on the ground floor, a...

### At a Glance

<b>Reference</b>	MFH-DIN12343-FR	<b>Near to</b>	Merdrignac	<b>Price</b>	€262,900
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	122 sqm
<b>Land</b>	0.16 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

## Property Description

We fell in love with this house ideally located in the heart of a hamlet near the center of Merdrignac, come and discover it completely renovated in 2014. This property includes on the ground floor, a beautiful bright living room, wood stove, a fitted and equipped kitchen giving access to the terrace, a bedroom, shower room (walk-in shower), toilet with sink. Upstairs a landing serving three bedrooms, a bathroom and a toilet. Access to the landscaped garden as well as a second wooden terrace. A well, large garage To discover without delay (5.16 % fees incl. VAT at the buyer's expense.)

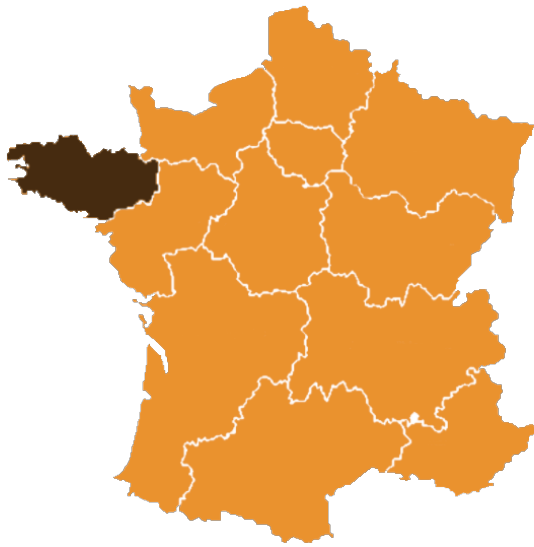
## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€262,900

## Key Information

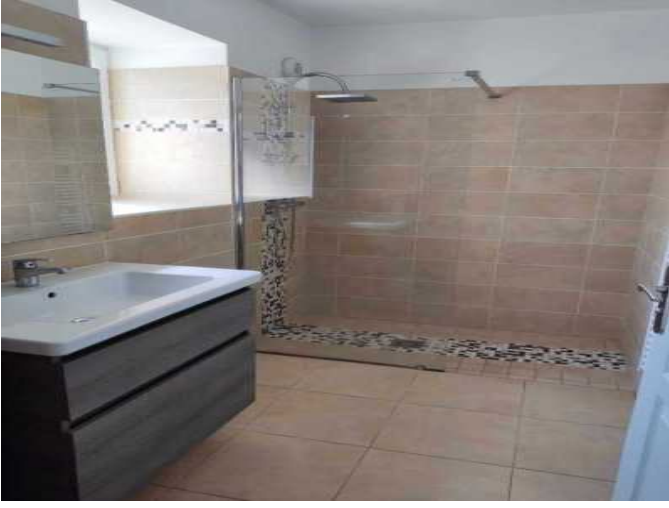
Internal Area:	122 sqm
Land Area:	0.16 ha
Property Features:	
• Orientation: sud-est	
Has a Garden	Yes

## Location: Brittany



## Gallery





As Featured in

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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

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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