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House for sale in Dinan in Brittany

Dinan , **Côtes-d'Armor** , **Brittany**



€149,800

inc. of agency fees

2 Beds 1 Baths 54 sqm 0.05 ha

An opportunity to seize 9 minutes from the city center of Dinan, in a quiet hamlet 15 minutes from the first beaches and 30 minutes from Saint-Malo. This...

At a Glance

| | | | | | |
|------------------|-----------------|----------------|-------|------------------|----------|
| Reference | MFH-DIN12321-SA | Near to | Dinan | Price | €149,800 |
| Bed | 2 | Bath | 1 | Hab.Space | 54 sqm |
| Land | 0.05 ha | Pool | No | Land Tax | N/A |

Property Description

An opportunity to seize 9 minutes from the city center of Dinan, in a quiet hamlet 15 minutes from the first beaches and 30 minutes from Saint-Malo. This house from the 70s offers great potential and a beautiful transformation in perspective. (130sqm possible in Carrez law) - It requires a complete renovation and is habitable as is if you wish to do your work over time. On a basement ideal for storage or DIY, the first floor consists of an entrance with corridor, a separate kitchen, a living room, 2 bedrooms, toilet and bathroom. Above the convertible attic space offers you a great possibility of additional development for a master suite

for example. The plot of 497 sqm consists of a paved courtyard at the front with a gate for easy parking and at the back a partially fenced plot with a beautiful sunny exposure. The perfect house for first-time buyers who can transform it into a beautiful family home by making the most of all the space!

(7.00 % fees incl. VAT at the buyer's expense.)

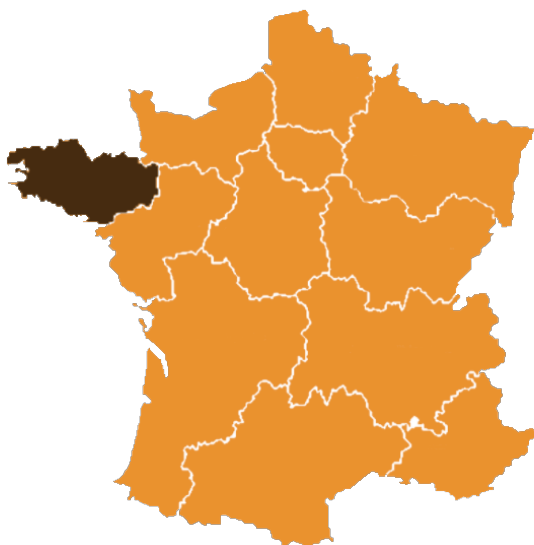
Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 2 |
| Bathrooms | 1 |
| Price | €149,800 |

Key Information

| | |
|--------------------|---------|
| Year Built: | 1970 |
| Internal Area: | 54 sqm |
| Land Area: | 0.05 ha |
| Property Features: | |
| • Orientation: | ns |
| Has a Garden | Yes |

Location: Brittany



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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.

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