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## House for sale in Dinan in Brittany

Dinan , Côtes-d'Armor , Brittany



**€457,600**

inc. of agency fees

3 Beds   2 Baths   145 sqm   0.06 ha

An elegant, contemporary house, well thought out and arranged to offer its occupants the comfort of a cozy and pleasant home. The house is located in...

### At a Glance

<b>Reference</b>	MFH-DIN12308-CC	<b>Near to</b>	Dinan	<b>Price</b>	€457,600
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	145 sqm
<b>Land</b>	0.06 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

An elegant, contemporary house, well thought out and arranged to offer its occupants the comfort of a cozy and pleasant home.

The house is located in a quiet part of town, near the wooded paths that lead to the river Rance, close to the city center, schools, bus stop, shops, services etc., Ideal for family life. The house is located on an enclosed and landscaped plot, terrace, beautiful mature trees, shrubs et flowerbeds and with a carport to shelter the car. The living room downstairs is fantastically light, it is open onto an upstairs lounge which is reached via a

superb custom-made staircase built in solid wood and aluminum, central feature of the house et ultra decorative, This living space is bathed in light all day long thanks to the large bay windows, the lightness of the staircase and the desire not to partition the ground floor and the 1st. Ideal layout for a family with the sleeping area on the ground floor which offers 3 bedrooms and a bathroom, while the master suite is upstairs. On the Practical side: The entrance is equipped with a large dressing room and a large cupboard for storing shoes, boots, etc., The kitchen is equipped with a large adjoining back kitchen which overlooks the carport. A well thought out, original and very pleasant house.

(4.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€457,600

## Key Information

Year Built:	2010
Internal Area:	145 sqm
Land Area:	0.06 ha
Property Features:	
• Orientation: sud	
Has a Garden	Yes

## Location: Brittany



## Gallery







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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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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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