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## House for sale in Dinan in Brittany

Dinan , Côtes-d'Armor , Brittany



**€447,200**

inc. of agency fees

3 Beds      92 sqm      0.07 ha

Discover this single-storey urban villa type house with an unobstructed view just a stone's throw from the medieval city of Lehon-Dinan and the Rance. Located in a residential hamlet, it offers comfort,...

### At a Glance

**Reference** MFH-DIN12375-MT

**Bed** 3

**Land** 0.07 ha

**Near to** Dinan

**Pool** No

**Price** €447,200

**Hab.Space** 92 sqm

**Land Tax** N/A

### Property Description

Discover this single-storey urban villa type house with an unobstructed view just a stone's throw from the medieval city of Lehon-Dinan and the Rance. Located in a residential hamlet, it offers comfort, volume and light with a single-storey configuration for its 3 bedrooms, one of which is converted into a studio which benefits from an independent entrance while being connected to the house. The ground floor offers an entrance with cupboard opening onto a beautiful living room with a high-end kitchen equipped in a friendly way. Underfloor heating is a comfort asset for this "Reference Builder" house which benefits from a

functional and efficient layout. You can enjoy single-storey living throughout the house with access to the practical garage which serves the laundry area. The exteriors offer a quality asphalt parking space before the exterior entrance airlock, and its beautifully maintained land which benefits from a superb quality layout with its paved curves. The residential hamlet offers pedestrian access to reach the castle. A very good compromise between the city and the banks of the Rance, with all amenities and shops less than 10 minutes away. To discover without delay. (4.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	3
Price	€447,200

## Key Information

Year Built:	2018
Internal Area:	92 sqm
Land Area:	0.07 ha
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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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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