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## House for sale in Saint Juvat in Brittany

Saint Juvat , Côtes-d'Armor , Brittany



# €298,880

inc. of agency fees

4 Beds    1 Baths    164 sqm    0.24 ha

In the heart of the village of Saint-Juvat, 15 minutes from the city center of Dinan and a few minutes from the Bétineuc leisure center, but also 45 minutes from the beaches or Rennes,. This magnificent...

### At a Glance

<b>Reference</b>	MFH-DIN12391-SA	<b>Near to</b>	Saint Juvat	<b>Price</b>	€298,880
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	164 sqm
<b>Land</b>	0.24 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of the village of Saint-Juvat, 15 minutes from the city center of Dinan and a few minutes from the Bétineuc leisure center, but also 45 minutes from the beaches or Rennes,. This magnificent property from the beginning of the 19th century awaits heritage lovers. On a plot of 2413 sqm entirely enclosed by a wall in the village, it has double access, 2 adjoining houses, numerous outbuildings to be restored, a hangar, a well and an old bread oven. The house from the beginning of the 19th century was renovated a few years ago and offers a warm and comfortable interior of more than 164sqm excluding the attic. You will be seduced by this

entrance in beautiful faluns stones which offers on one side access to the living room with insert, itself leading to an independent kitchen to be refreshed, a boiler room area, a shower room and toilet. On the other side you will still have a 37 sqm room to rehabilitate with its imposing fireplace allowing you to enlarge your living space on the ground floor. Upstairs on a concrete slab, you will appreciate a large landing serving 2 bedrooms, a bathroom, a linen room/laundry room, toilets. All in modern and warm tones. On this same floor, in the continuity of the landing, by a corridor you will discover a space to refresh composed of 2 other bedrooms on original oak parquet as well as a room that could accommodate a dressing room or office. Finally, in the extension of the staircase, you will access the attic which can be converted to satisfy all your desires for space. The late 18th century house is a page to write. With a surface area of approximately 167sqm, it has been the subject of a start of renovation and suggests, with supporting plans, a living room with a magnificent old fireplace and exposed stone dresser. Adjoining a room for a future kitchen, then a laundry room with toilet. Upstairs a landing can serve 2 bedrooms, a shower room and toilet. Then on the top level under the eaves, still spaces to be fitted out... This property with the appearance of a manor with all its heritage features will not leave you indifferent... It will be an ideal place for shared accommodation, a large family or for a gîte project. Come and discover it quickly! guaranteed favorite.... (4.87 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€298,880

## Key Information

Year Built:	1798
Internal Area:	164 sqm
Land Area:	0.24 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

## Location: Brittany



# Gallery







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