

[Click to view MFH-DIN12403-MT](#)

House for sale in Plesder in Brittany

Plesder , Ille-et-Vilaine , Brittany



€345,675

inc. of agency fees

4 Beds 2 Baths 155 sqm 0.08 ha

So cocooning and cozy! This property is a real pleasure and is just waiting for you. Benefiting from a quality renovation by craftsmen with a DPE in A,...

At a Glance

Reference	MFH-DIN12403-MT	Near to	Plesder	Price	€345,675
Bed	4	Bath	2	Hab.Space	155 sqm
Land	0.08 ha	Pool	No	Land Tax	N/A

Property Description

So cocooning and cozy! This property is a real pleasure and is just waiting for you. Benefiting from a quality renovation by craftsmen with a DPE in A, this old house built in stone and earth ensures daily comfort up to date. You will be seduced by its volumes and its functional layout with a family home atmosphere. The ground floor opens onto a large warm and bright living room equipped with a wood stove for winter evenings and in a row the large kitchen-diner with its fitted and equipped kitchen made to measure by a craftsman. The renovation codes, wood and lime make it a friendly and comforting room that breathes family life. From the

kitchen, we can reach a beautiful bathroom fitted out with style including a linen point, shower room and toilet and adjoining a large cozy bedroom with its character and garden access. The 1st floor serves a landing with a hyper "cosy" atmosphere with its sea rush on the floor which serves 2 children's bedrooms today, a hyper "quali" bathroom and very pretty for lovers of the "Bath" mode, and to finish this floor a large master bedroom with a spacious dressing room. It is a house well maintained by its owners and renovated with a beautiful decorative spirit which goes up to the converted and mansard attic for the pleasure of all with more than 60 m2 on the ground, intended for the leisure of each or as an office room. To each his own pleasures! The property is completed with 2 adjoining outbuildings which can evolve into habitable development, or a gite. The exteriors offer an intimate bucolic space on the living room side and a more airy part at the back of the plot for the pleasure of children and adults, not to mention the rear facade part which allows you to reach the master suite and through the gate the parking space for 2 vehicles. It is a real favorite in the calm and immediate vicinity of the towns of Plesder and Pleugueneuc. (4.75 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€345,675

Key Information

Internal Area:	155 sqm
Land Area:	0.08 ha
Has a Garden	Yes

Location: Brittany



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates