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## House for sale in PlÉmy in Brittany

PlÉmy , Côtes-d'Armor , Brittany



# €135,890

inc. of agency fees

2 Beds    2 Baths    78 sqm    0.49 ha

SOLE AGENT: Located in a really privileged and private position at the end of a quiet hamlet lane just 4 km to a village with good local amenities, 6km...

### At a Glance

Reference	MFH-DIN12431-SP	Near to	PlÉmy	Price	€135,890
Bed	2	Bath	2	Hab.Space	78 sqm
Land	0.49 ha	Pool	No	Land Tax	N/A

### Property Description

SOLE AGENT: Located in a really privileged and private position at the end of a quiet hamlet lane just 4 km to a village with good local amenities, 6km from the historic walled town of Moncontour and within easy access of the major road networks linking St Brieuc, Lamballe, Rennes and beyond, this delightful detached country property would make the ideal holiday home or permanent residence. Just oozing charm and character and being well maintained and improved in recent years, this property really is the archetypal country getaway. Completely built in stone and re-roofed in beautiful natural slate the property benefits from

two outbuildings one with a self-contained laundry area, and another ideal for storage. The accommodation in the cottage itself comprises, on the ground floor; a cosy open plan living room with antique corner kitchen and feature fireplace with wood burner and on the first floor two bedrooms, one with private roll-top bath and a shower room with WC, all of which have been very recently re-furbished to a high standard. A real feature of the property is the wonderful private garden of over an acre and with open country views ideal for cultivation or animal husbandry or for just taking the air. This one is a real heartstopper. (7.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€135,890

## Key Information

Internal Area:	78 sqm
Land Area:	0.49 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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