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## House for sale in Trélivan in Brittany

Trélivan , Côtes-d'Armor , Brittany



# €139,100

inc. of agency fees

2 Beds      69 sqm      0.04 ha

Exclusively, 5 minutes from Dinan, on the village square of Trélivan with shops, free bus service "dynamo" to reach Dinan and surroundings. Discover without...

### At a Glance

<b>Reference</b>	MFH-DIN12432-SA	<b>Near to</b>	Trélivan	<b>Price</b>	€139,100
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	69 sqm
<b>Land</b>	0.04 ha			<b>Land Tax</b>	N/A

### Property Description

Exclusively, 5 minutes from Dinan, on the village square of Trélivan with shops, free bus service "dynamo" to reach Dinan and surroundings. Discover without delay this charming village house to renovate on land of 379sqm. The current living area is 69sqm. It can be increased thanks to the 3 adjoining garage cellars at the rear, thus increasing the potential to 180 sqm. It has on the ground floor. an entrance, a living room with open fireplace and a kitchen area (kitchenette). Also a bathroom with toilet. Upstairs a landing leads to 2 bright bedrooms with parquet flooring. On the top level an easily convertible attic with good height under slopes. At

the rear a small enclosed plot of land which needs to be decorated. Hot water heating with town gas, sanitation to the sewer. First-time buyers or investors welcome!

## Summary

Property type:	House
Bedrooms:	2
Price	€139,100

## Key Information

Year Built:	1900
Internal Area:	69 sqm
Land Area:	0.04 ha
Has a Garden	Yes

## Location: Brittany



## Gallery







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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.

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## 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.

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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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