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## House for sale in Saint Andre Des Eaux in Brittany

**Saint Andre Des Eaux , Côtes-d'Armor , Brittany**



**€374,400**

inc. of agency fees

4 Beds   1 Baths   180 sqm   0.12 ha

Charming family country house offering a peaceful and authentic living environment, located in a small, sought-after village near the Ile-et-Rance canal...

### At a Glance

**Reference** MFH-DIN12436-mt  
**Bed** 4  
**Land** 0.12 ha

**Near to** Saint Andre Des Eaux  
**Bath** 1  
**Pool** No

**Price** €374,400  
**Hab.Space** 180 sqm  
**Land Tax** N/A

### Property Description

Charming family country house offering a peaceful and authentic living environment, located in a small, sought-after village near the Ile-et-Rance canal and the Bétineuc nautical base in Saint André des Eaux. This rare property, ideally facing south, benefits from an unobstructed view of the surrounding nature, without any vis-à-vis. The complex consists of a beautiful main building with preserved character, accompanied by

typical outbuildings: an outdoor courtyard, a period well, and small pigstys which add to the charm of the whole. The carefully maintained garden extends in front of the property, offering a true haven of peace where absolute calm reigns supreme. An ideal place for a serene family life or for a second home project with high potential. Its interiors offer a quality independent kitchen with a modern taste, warm and friendly opening onto a spacious living room with its character fireplace equipped with a wood-burning stove. The ground floor is completed by a laundry room, a hallway leading to a bathroom, a toilet, a closet, and a large bedroom for a single-story lifestyle. Upstairs, a landing leads to 3 bedrooms, one of which is very spacious and benefits from a dressing room, and a separate toilet. Refreshment work is expected on this floor. The current owners have participated in enhancing this beautiful home, through structural and finishing work. (roofing, carpentry, insulation, electricity, wood stove, kitchen, sanitation, exterior, etc.) At your disposal to discuss this charming new property! and the virtual tour is available! The independent sanitation system is up to standard.

(4.00 % fees incl. VAT at the buyer's expense.)

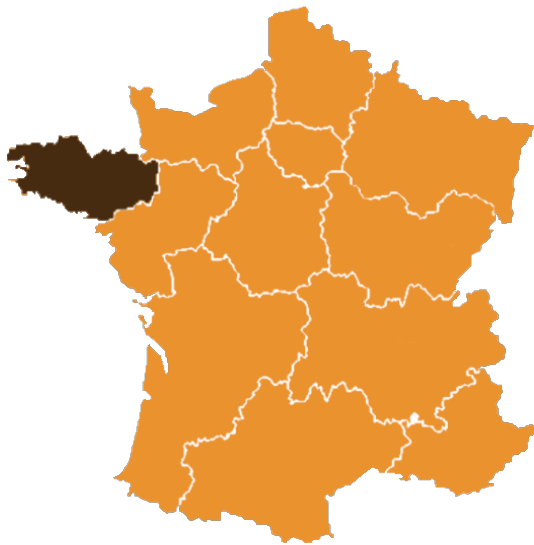
### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€374,400

### Key Information

Internal Area:	180 sqm
Land Area:	0.12 ha
Has a Garden	Yes

### Location: Brittany



## Gallery











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**C. BAUER – Sunday Times**

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