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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	Near to	Saint Andre Des Eaux	Price	€374,400
Bed	4	Bath	1	Hab.Space	180 sqm
Land	0.12 ha	Pool	No	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



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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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