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## House for sale in Megrit in Brittany

Megrit , Côtes-d'Armor , Brittany



**€170,400**

inc. of agency fees

2 Beds    1 Baths    76 sqm    0.06 ha

EXCLUSIVE: Located in a quiet spot in a popular village with amenities this delightful stone built cottage is the perfect 'lock up and leave' holiday...

### At a Glance

**Reference** MFH-DIN12421-TH

**Bed** 2

**Land** 0.06 ha

**Near to** Megrit

**Bath** 1

**Pool** No

**Price** €170,400

**Hab.Space** 76 sqm

**Land Tax** N/A

### Property Description

EXCLUSIVE: Located in a quiet spot in a popular village with amenities this delightful stone built cottage is the perfect 'lock up and leave' holiday home. The village with a small shop is just minutes away from Jugon Les Lacs with its popular leisure lake, bars and restaurants and only 20 minutes from the centre of Dinan. The semi-detached property benefits from a pretty courtyard garden to the front and a lawned garden to the rear. The cottage provides on the ground floor: spacious living room with a magnificent stone fireplace with wood burning stove, a fitted and equipped kitchen and a shower room with WC. On the first floor there are

two generous bedrooms with the potential to create a third bedroom or a second bathroom. A truly delightful property. (6.50 % fees incl. VAT at the buyer's expense.)

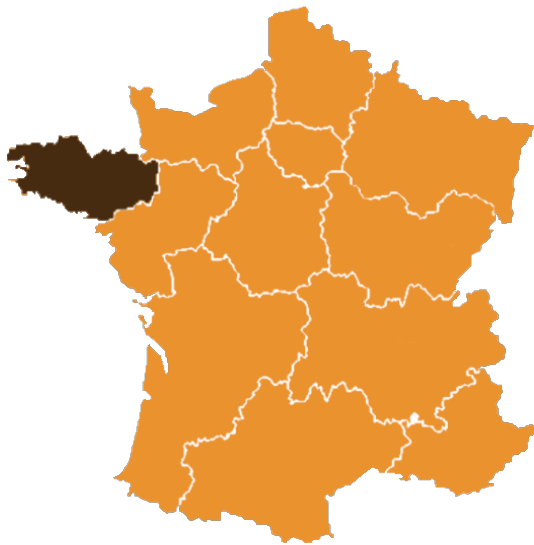
### Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€170,400

### Key Information

Internal Area:	76 sqm
Land Area:	0.06 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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