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## House for sale in Plumaudan in Brittany

Plumaudan , Côtes-d'Armor , Brittany



**€233,200**

inc. of agency fees

3 Beds    2 Baths    92 sqm    0.27 ha

SOLE AGENCY: Located in a popular hamlet just 3kms to a village with good local amenities, 13kms to the centre of Historic Dinan and within easy reach...

### At a Glance

<b>Reference</b>	MFH-DIN12446-SP	<b>Near to</b>	Plumaudan	<b>Price</b>	€233,200
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	92 sqm
<b>Land</b>	0.27 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

SOLE AGENCY: Located in a popular hamlet just 3kms to a village with good local amenities, 13kms to the centre of Historic Dinan and within easy reach of the major road networks taking you towards Saint Malo, Rennes, Saint Brieuc and beyond, this charming stone and cob property would make the perfect permanent or holiday home. Completely refurbished approximately 18 years ago and retaining many of its original and characterful elements, with the oak used throughout being a real feature, the property offers a real feeling of authenticity whilst providing the facilities and space required for comfortable family living. The property

benefits from a plot of 2723m<sup>2</sup> with a pretty stone walled terrace and garden mostly laid to lawn ready to be styled and landscaped. The accommodation provided in the house comprises, on the ground floor; an open plan living room with fitted and equipped corner kitchen and magnificent original stone fireplace with wood burner and a WC and provides access to the terrace to the rear. An original oak staircase leads to the first floor landing, with original oak built in cupboards, giving access to two double bedrooms one with a decorative fireplace and a family bathroom with WC. The staircase continues to the second floor which provides a master suite with vaulted ceiling and private shower room with WC and dressing room. If you need any additional accommodation an attached stone outbuilding could, with the right permissions, provide approximately 80m<sup>2</sup> of living space over two floors so an elegant living room with bedrooms above - or perhaps a completely separate dwelling to provide a rental income as a gite. A lovely country property with a real sense of authenticity. (6.00 % fees incl. VAT at the buyer's expense.)

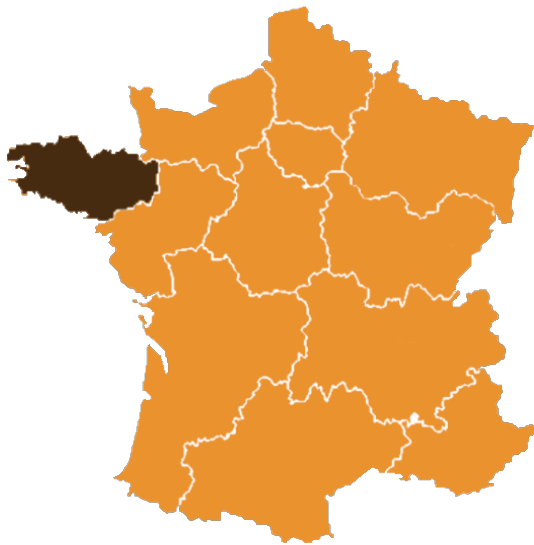
### Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€233,200

### Key Information

Internal Area:	92 sqm
Land Area:	0.27 ha
Has a Garden	Yes

### Location: Brittany



## Gallery











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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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**C. BAUER – Sunday Times**

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