

[Click to view MFH-DIN12449-CL](#)

## House for sale in Langourla in Brittany

Langourla , Côtes-d'Armor , Brittany



**€169,600**

inc. of agency fees

3 Beds      107.5 sqm      0.17 ha

This pretty stone cottage enjoys the perfect setting at the end of a hamlet with views over the countryside The village centre with bar et grocery shop...

### At a Glance

**Reference** MFH-DIN12449-CL

**Near to** Langourla

**Price** €169,600

**Bed** 3

**Pool** No

**Hab.Space** 107.5 sqm

**Land** 0.17 ha

**Land Tax** N/A

### Property Description

This pretty stone cottage enjoys the perfect setting at the end of a hamlet with views over the countryside The village centre with bar et grocery shop and lake is 1 km away via a quiet road. The house is full of charm, and comprises on the ground floor; very spacious living room and open plan kitchen with fireplace and woodburning stove, bedroom, shower room and wc. Upstairs, a large mezzanine landing, and two very spacious double bedrooms. Small attached outbuilding with utility room, large wooden barn, a well. The attractive and private gardens surround the property, and are ideal for relaxing, entertaining, and simply

enjoying the surrounding countryside !

The market town of Merdrignac with lake et liesure base is only 10 mns away, beaches at Val Andre 40 mns.

The ideal place to get away from it all, only 1 hour from St Malo ferry port et Rennes airport. A must see!

(6.00 % fees incl. VAT at the buyer's expense.)

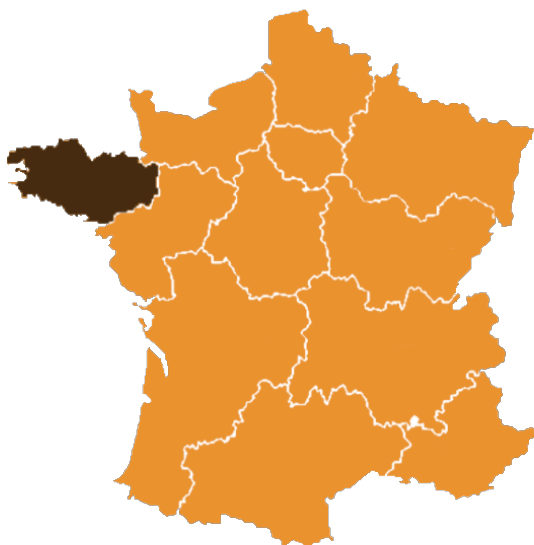
Summary

Property type:	House
Bedrooms:	3
Price	€169,600

Key Information

Internal Area:	107.5 sqm
Land Area:	0.17 ha
Property Features:	
• Orientation:	sud

Location: Brittany



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved