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House for sale in Evran in Brittany

Evran , Côtes-d'Armor , Brittany



€432,500

inc. of agency fees

5 Beds 3 Baths 184.35 sqm 0.42 ha

CLOSE TO DINAN A rare find, conveniently situated in the village of EVRAN , within walking distance of its shops, restaurants, schools and the Ille et Rance canal.

At a Glance

Reference	MFH-DIN12456-TH	Near to	Evran	Price	€432,500
Bed	5	Bath	3	Hab.Space	184.35 sqm
Land	0.42 ha	Pool	No	Land Tax	N/A

Property Description

CLOSE TO DINAN A rare find, conveniently situated in the village of EVRAN , within walking distance of its shops, restaurants, schools and the Ille et Rance canal. This five bedroom neo-Breton family home is well-presented amid an established garden.

The entry leads to a hallway from which is a living room with wood-burning stove. The fully fitted kitchen overlooks the back garden and has a seating area in which to relax. Currently used as a second sitting room, this is an ideal ground floor bedroom with a shower room and separate WC down the corridor. To the back of

the house is a veranda for relaxing or enjoying meals.

Upstairs are four large bedrooms - one with a dressing room together with two bathrooms - one with a bath, separate walk-in shower and WC, the other with a walk-in shower and WC.

The full sized basement offers a garage, two large storage areas and the oil central heating boiler with fuel tank.

To the front is a drive way and ample parking while to the back is a paved terrace, small pond and a bridge leading to further grounds..

Evran is ideally located on the Dinard to Rennes bus route; less than 15 minutes from the medieval town of Dinan and 38 kilometres to the coast. The lake at Betineuc, just five minutes away, offers fishing, sailing and swimming. The towpath along the canal is a great cycling route to the port of Dinan, Saint Malo or to Rennes. (3.97 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€432,500

Key Information

Year Built:	1964
Internal Area:	184.35 sqm
Land Area:	0.42 ha
Has a Garden	Yes

Location: Brittany



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