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## House for sale in Tredias, Brittany

Tredias , Côtes-d'Armor , Brittany



# €283,500

inc. of agency fees

5 Beds   2 Baths   190 sqm   0.49 ha

TREDIAS: Located in a quiet country hamlet at the edge of a small village, just 10 minutes from the bustling market town of Broons and within easy reach of all of the major road networks in the area,...

### At a Glance

<b>Reference</b>	MFH-DIN11816-SP	<b>Near to</b>	Tredias	<b>Price</b>	€283,500
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	190 sqm
<b>Land</b>	0.49 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

TREDIAS: Located in a quiet country hamlet at the edge of a small village, just 10 minutes from the bustling market town of Broons and within easy reach of all of the major road networks in the area, this delightful property would make an ideal family home with income potential. Originally an old working farmhouse, the property is surrounded by wonderful rolling countryside and offers peace and quiet in abundance. The farmhouse itself is separated into two parts, the main house offering a ground floor entrance hallway, fitted kitchen / dining room and a living room with feature fireplace and woodburner. Upstairs there are three

double bedrooms and a family bathroom with WC. The second part offers a self contained gite to finish to your own specifications, comprising a ground floor fitted kitchen / dining room with wood burner a living room to create and on the first floor two bedrooms, one as a mezzanine and a shower room with WC. The property includes a number of large outbuildings which with the right permissions could be developed and ancient stables and sits on a plot of land measuring 4900m<sup>2</sup>. Ideal for a tranquil family life and with the potential to generate an income. of which 5.00 % fees incl. VAT at the buyer's expense.

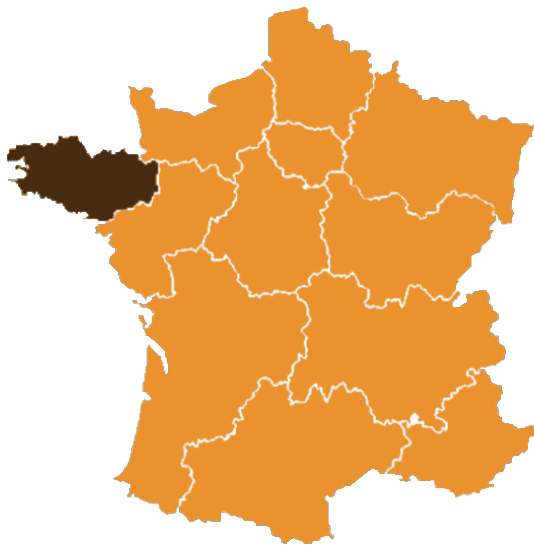
## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€283,500

## Key Information

Internal Area:	190 sqm
Land Area:	0.49 ha
Property Features:	
• Orientation:	sud
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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**C. BAUER – Sunday Times**

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