

[Click to view MFH-DIN11855-DS](#)

House for sale in Pleneuf Val Andre, Brittany

Pleneuf Val Andre , Côtes-d'Armor , Brittany



€624,000

inc. of agency fees

3 Beds 2 Baths 87 sqm 0.1 ha

Located in Pléneuf Val André, in the heart of the Breton coast, 8km from Erquy, 15km from Lamballe train station and 20km from Saint Brieuc, the beach and amenities on foot, this charming property from...

At a Glance

| | | | | | |
|------------------|-----------------|----------------|-------------------|------------------|----------|
| Reference | MFH-DIN11855-DS | Near to | Pleneuf Val Andre | Price | €624,000 |
| Bed | 3 | Bath | 2 | Hab.Space | 87 sqm |
| Land | 0.1 ha | Pool | No | Land Tax | N/A |

Property Description

Located in Pléneuf Val André, in the heart of the Breton coast, 8km from Erquy, 15km from Lamballe train station and 20km from Saint Brieuc, the beach and amenities on foot, this charming property from the 80s has all the potential for fill you up! Formerly the cellar, the ground floor has been ingeniously redesigned to now offer you a living room, the kitchen and a bathroom with wc. Upstairs, three spacious bedrooms to accommodate your families or friends, as well as a bathroom. Without forgetting the convertible attic, where two additional bedrooms could be created. Ideal for a bed and breakfast activity on the coast, an office or a

games room. All on 999sqm of flowered land including approximately 760sqm of building land, including an ideally exposed terrace and a garden shed.

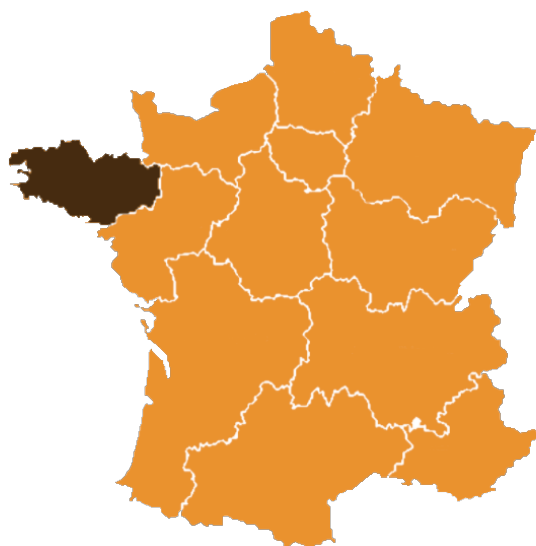
Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 3 |
| Bathrooms | 2 |
| Price | €624,000 |

Key Information

| | |
|--------------------------|--------|
| Year Built: | 1982 |
| Internal Area: | 87 sqm |
| Land Area: | 0.1 ha |
| Property Features: | |
| • Orientation: sud-ouest | |
| Has a Garden | Yes |

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**.

To see more great properties like this one, visit our daily updated website at **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