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## House for sale in Plelan Le Petit, Brittany

Plelan Le Petit , Côtes-d'Armor , Brittany



**€349,237**

inc. of agency fees

4 Beds      155 sqm      0.1 ha

Ideally located on the Dinan/Lamballe axis, Plélan le Petit is a dynamic town enjoying all the local shops and services, with immediate access to the four-way to reach Dinan and plancoet in 15 minutes,...

### At a Glance

<b>Reference</b>	MFH-DIN11923-MT	<b>Near to</b>	Plelan Le Petit	<b>Price</b>	€349,237
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	155 sqm
<b>Land</b>	0.1 ha			<b>Land Tax</b>	N/A

### Property Description

Ideally located on the Dinan/Lamballe axis, Plélan le Petit is a dynamic town enjoying all the local shops and services, with immediate access to the four-way to reach Dinan and plancoet in 15 minutes, and close to Lamballe for Paris TGV access. This family home has been revisited by the current owners by offering a large living room of more than 55 m2 including a fitted and equipped kitchen in style and benefiting from a pellet stove which heats the whole house with a significant energy classification in C The ground floor also

includes a room used as a dining room today, a pantry/cellar and a small garage. The 1st floor benefits from a landing which serves a parental suite with its dressing room, two adjoining bedrooms, one of which is currently used as a games room and a shower room with wc. The attic is converted into a large attic room and a small attic. The entirely closed and constructible ground allows possibilities to see can be cut. A gate and a wooden gate allow pedestrian access and vehicle access for secure parking Up-to-date, bright, to live town life in pedestrian mode, schools, weekly market, theater, associations, schools, a daily newspaper practical, in a pretty village of character just 30 minutes from the beaches of Dinard, Saint jacut de la mer and Saint cast le guildo... The choice is yours... of which 4.25 % fees incl. VAT at the buyer's expense.

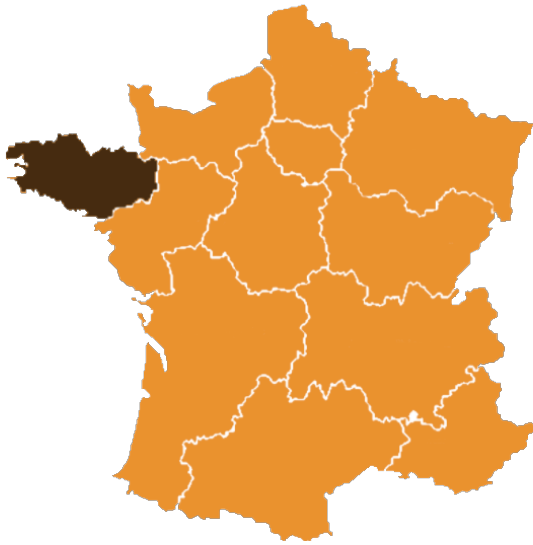
## Summary

Property type:	House
Bedrooms:	4
Price	€349,237

## Key Information

Internal Area:	155 sqm
Land Area:	0.1 ha
Has a Garden	Yes

## Location: Brittany



## Gallery









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**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.

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