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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 m<sup>2</sup> 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... (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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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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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**

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