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## House for sale in Yvignac La Tour in Brittany

Yvignac La Tour , Côtes-d'Armor , Brittany



# €263,125

inc. of agency fees

3 Beds   3 Baths   155 sqm   0.35 ha

SOLE AGENT: Located in a quiet hamlet just 4km from a popular village with excellent local amenities, 12km from the market town of Broons and with easy...

### At a Glance

|                  |                 |                |                 |                  |          |
|------------------|-----------------|----------------|-----------------|------------------|----------|
| <b>Reference</b> | MFH-DIN11935-SP | <b>Near to</b> | Yvignac La Tour | <b>Price</b>     | €263,125 |
| <b>Bed</b>       | 3               | <b>Bath</b>    | 3               | <b>Hab.Space</b> | 155 sqm  |
| <b>Land</b>      | 0.35 ha         | <b>Pool</b>    | No              | <b>Land Tax</b>  | N/A      |

### Property Description

SOLE AGENT: Located in a quiet hamlet just 4km from a popular village with excellent local amenities, 12km from the market town of Broons and with easy access to the major road networks in the area leading to Dinan, Rennes, St Brieuc and beyond this substantial and well refurbished stone property would make the ideal permanent or holiday home. The refurbishment of this property has been done with great care and

attention using high quality fixtures and fittings , retaining beautiful character features throughout and offering spacious and well appointed accommodation. It comprises on the ground floor, a large open plan living room with superb fitted kitchen and feature stone fireplace with wood burner on the first floor there are two ensuite bedrooms and the second floor provides a magnificent principal bedroom suite with private bathroom and dressing areas. A lovely terrace offers views onto the garden and there is an outbuilding with excellent potential to the front of the property. A superb country home! (5.25 % fees incl. VAT at the buyer's expense.)

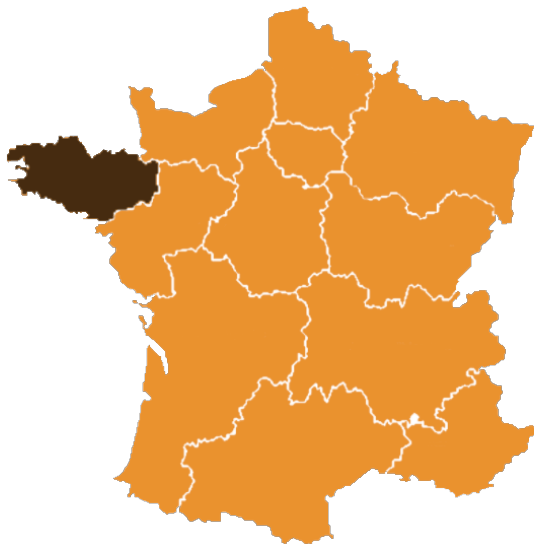
## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Bathrooms      | 3        |
| Price          | €263,125 |

## Key Information

|                    |         |
|--------------------|---------|
| Internal Area:     | 155 sqm |
| Land Area:         | 0.35 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**

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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