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## House for sale in Lanrelas, Brittany

Lanrelas , Côtes-d'Armor , Brittany



# €233,200

inc. of agency fees

3 Beds      170 sqm      1.19 ha

An ideal property for those looking to keep animals, grow their own food, or simply to have a spacious family home in the countryside, this longère provides plenty of scope. The property currently comprises...

### At a Glance

<b>Reference</b>	MFH-DIN11989-CL	<b>Near to</b>	Lanrelas	<b>Price</b>	€233,200
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	170 sqm
<b>Land</b>	1.19 ha			<b>Land Tax</b>	N/A

### Property Description

An ideal property for those looking to keep animals, grow their own food, or simply to have a spacious family home in the countryside, this longère provides plenty of scope. The property currently comprises a large kitchen diner, spacious salon, ownstairs shower room and wc. On the first floor is a parental suite with dressing room and shower room, two further bedrooms, and an office, plus a family bathroom with wc. Attached to the property are two outbuildings; one used as a garage and store, the other as a utility room/laundry. A separate stable block, ideal for animals, or, with planning permission, conversion to create a

gîte or annexe, plus a large stable with utilities and a separate entrance if required. Plenty of land - potager, gardens, orchard and pasture with an outside manège.

Super country property.

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€233,200

## Key Information

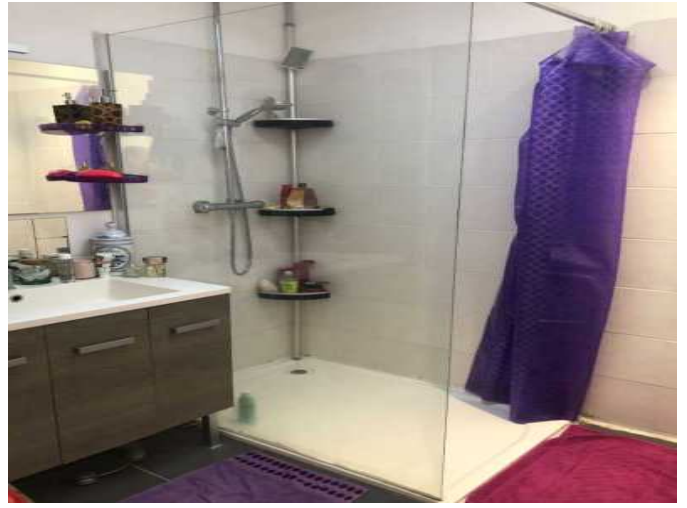
Internal Area:	170 sqm
Land Area:	1.19 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

## 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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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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