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## House for sale in Andel, Brittany

Andel , Côtes-d'Armor , Brittany



# €348,400

inc. of agency fees

4 Beds      130 sqm      0.19 ha

Lovely location for this charming period home, set in a village just five minutes from Lamballe and the TGV, 15 mins to the coast. The detached stone house is set in an attractively landscaped garden...

### At a Glance

<b>Reference</b>	MFH-DIN12006-CL	<b>Near to</b>	Andel	<b>Price</b>	€348,400
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	130 sqm
<b>Land</b>	0.19 ha			<b>Land Tax</b>	N/A

### Property Description

Lovely location for this charming period home, set in a village just five minutes from Lamballe and the TGV, 15 mins to the coast. The detached stone house is set in an attractively landscaped garden and comprises ; entrance hallway, living and dining room with fireplace and woodburning stove, fully fitted kitchen, office, utility and laundry room, downstairs cloakroom. On the first floor are three double bedrooms and a family shower room with wc. Large attic, with beautiful roof carpentry , could be adapted to provide further bedrooms if required. An attached outbuilding, carport, potting shed and storage shed provide all you need.

A delightful and well situated property .

## Summary

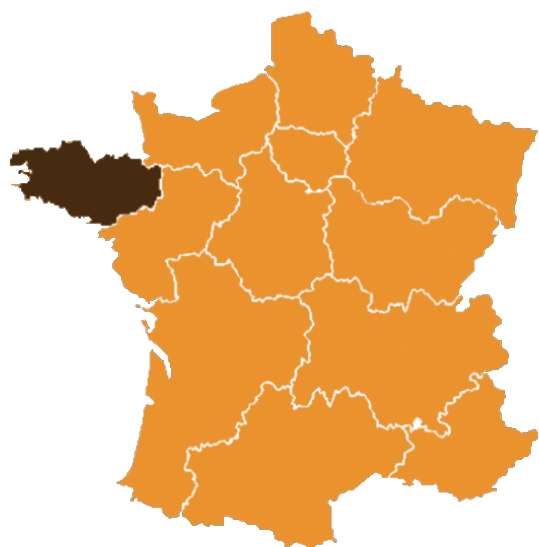
Property type: House  
Bedrooms: 4  
Price: €348,400

## Key Information

Internal Area: 130 sqm  
Land Area: 0.19 ha  
Property Features:

- Orientation: sud

## Location: Brittany



## Gallery







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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.

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## 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.

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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**

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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