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House for sale in Pleudihen Sur Rance, Brittany

Pleudihen Sur Rance , Côtes-d'Armor , Brittany



€519,800

inc. of agency fees

7 Beds 2 Baths 248 sqm 0.25 ha

Country property on over 1/2 acre of land enjoying a privileged location in an area with a rich natural heritage, close to the River Rance, halfway between Dinan, and its stunning medieval city and Saint...

At a Glance

Reference	MFH-DIN12008-FD	Near to	Pleudihen Sur Rance	Price	€519,800
Bed	7	Bath	2	Hab.Space	248 sqm
Land	0.25 ha	Pool	No	Land Tax	N/A

Property Description

Country property on over 1/2 acre of land enjoying a privileged location in an area with a rich natural heritage, close to the River Rance, halfway between Dinan, and its stunning medieval city and Saint Malo, the famous corsair city open to the sea.

This rare property represents a great opportunity to settle as a family in a preserved area in a peaceful corner

of nature, without nuisance, while enjoying a privileged geographical location.

The attractive and large, detached and double stone house opens onto its mature garden. Inside, the enchantment continues, thanks to the harmonious layout and refined decoration. From the entrance hallway, you enter a large, bright living room with its numerous openings, and its insert fireplace for cosy winter evenings, then a warm, open and friendly kitchen/dining room with exposed stone walls, moreover, comprising a bedroom on the ground floor, with shower room and toilet, ground floor living on one level is possible. On the 1st floor, the landing serves three bedrooms, as well as a large master suite with generous volumes with serene views, as well as two bathrooms and toilet. On the second floor, the old attic has been converted into two adjoining rooms, to be adapted accordingly, for leisure, office or additional bedrooms. all that remains is to create a bathroom if required (the plumbing is in situ),
Virtual tour on request. (3.96 % fees incl. VAT at the buyer's expense.)

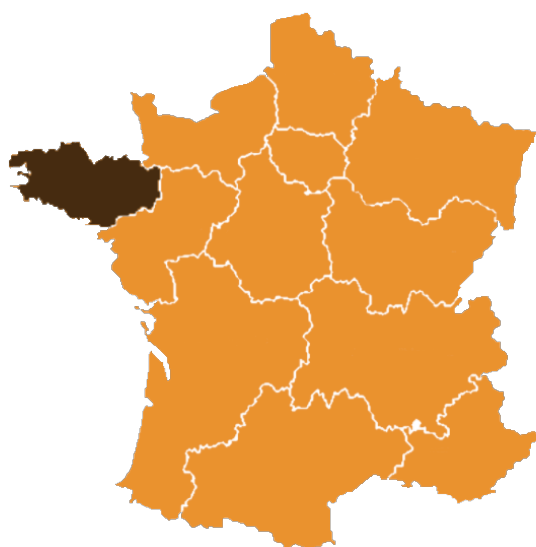
Summary

Property type:	House
Bedrooms:	7
Bathrooms	2
Price	€519,800

Key Information

Internal Area:	248 sqm
Land Area:	0.25 ha
Property Features:	
• Orientation: sud-ouest	
Has a Garden	Yes

Location: Brittany



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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

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