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## House for sale in Beaussais Sur Mer, Brittany

Beaussais Sur Mer , Côtes-d'Armor , Brittany



# €364,000

inc. of agency fees

3 Beds   2 Baths   127 sqm   0.69 ha

EXCLUSIVE : Ideally situated in the countryside, but only 20 minutes to the coast, this three bedroom converted longère sits on over half a hectare of land with its own fruit trees and established vegetable...

### At a Glance

<b>Reference</b>	MFH-DIN12094-TH	<b>Near to</b>	Beaussais Sur Mer	<b>Price</b>	€364,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	127 sqm
<b>Land</b>	0.69 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

EXCLUSIVE : Ideally situated in the countryside, but only 20 minutes to the coast, this three bedroom converted longère sits on over half a hectare of land with its own fruit trees and established vegetable garden. The semi-detached property consists of a fitted kitchen; sitting room with wood burner; downstairs WC and a bright added extension which serves as a dining room with plenty of windows, which look out over the

gardens. Upstairs are three bedrooms and a bathroom with WC. The master bedroom has an ensuite shower room with WC and built-in wardrobes.

Outside is a terraced area and ample grounds with a shed for gardening tools and a polytunnel in which to grow numerous plants.

You are spoilt for choice with the wonderful beaches available and are only 18 km from Dinard; 25 km from Saint Malo and 13km from Dinan.

A must see!

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€364,000

## Key Information

Internal Area:	127 sqm
Land Area:	0.69 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**

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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