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## House for sale in Pleudihen Sur Rance, Brittany

Pleudihen Sur Rance , Côtes-d'Armor , Brittany



€245,340

inc. of agency fees

1 Beds      73 sqm      0.07 ha

Its bucolic garden with its summer bedroom, and its workshop make it essential assets for living your daily life in natural mode, in the old world. This pretty little house has benefited from special...

### At a Glance

<b>Reference</b>	MFH-DIN12113-mt	<b>Near to</b>	Pleudihen Sur Rance	<b>Price</b>	€245,340
<b>Bed</b>	1	<b>Pool</b>	No	<b>Hab.Space</b>	73 sqm
<b>Land</b>	0.07 ha			<b>Land Tax</b>	N/A

### Property Description

Its bucolic garden with its summer bedroom, and its workshop make it essential assets for living your daily life in natural mode, in the old world. This pretty little house has benefited from special attention and intention on the part of the owner with a quality renovation mainly using healthy materials. We feel good there, the walls clad in lime/hemp exude the truth of old-fashioned insulation, clean and effective. Friendly

and warm; la pieve de vie is equipped with a pellet stove which does an ample job of providing comfort and ethics of life, a cozy home as you wish! Just think about finishing this room with a beautiful parquet floor and it will be perfect! The entrance is an aquarium to be finished, the main lines are done, get your brushes on! The ground floor also offers a furnished independent kitchen and a bathroom with toilet, currently in its original state, to be renovated. The 1st floor consists of a large, completely renovated bedroom with its dressing room and bathroom/wc and a perfectly insulated attic. Ideal for a couple, a cottage, a rental investment... It's a favorite to finish personalizing, a house which benefits from great energy and very well insulated! This cozy cocoon is yours to experience the rancid edges! of which 5.75 % fees incl. VAT at the buyer's expense.

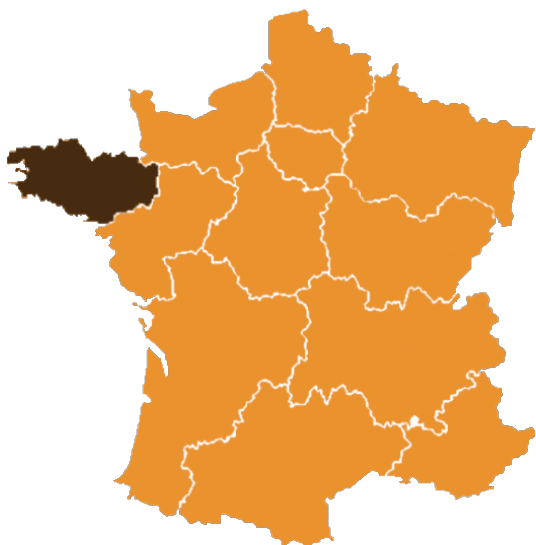
Summary

Property type:	House
Bedrooms:	1
Price	€245,340

Key Information

Internal Area:	73 sqm
Land Area:	0.07 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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**C. BAUER – Sunday Times**

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