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## House for sale in Taden, Brittany

Taden , Côtes-d'Armor , Brittany



**€170,400**

inc. of agency fees

2 Beds      58 sqm      0.01 ha

SOLE AGENT: Located just opposite the ancient 'manoir' and forming part of the beautiful historic centre of Taden, one of the most popular 'bord de la Rance' villages surrounding Dinan, this cute as a...

### At a Glance

<b>Reference</b>	MFH-DIN12124-SP	<b>Near to</b>	Taden	<b>Price</b>	€170,400
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	58 sqm
<b>Land</b>	0.01 ha			<b>Land Tax</b>	N/A

### Property Description

SOLE AGENT: Located just opposite the ancient 'manoir' and forming part of the beautiful historic centre of Taden, one of the most popular 'bord de la Rance' villages surrounding Dinan, this cute as a button 2 bedroom stone cottage is the perfect lock up and leave holiday home or seasonal rental property. Within easy walking distance of the river and its gentle footpath to the port of Dinan and just a stone's throw from the popular local bar the property really is in an ideal spot with every amenity you could need just a matter of minutes away. The property was restored approximately 20 years ago, is light and bright throughout and has

been exceptionally well maintained by the current owners. Configured over three floors and full of charm and character the very comfortable accommodation comprises on the ground floor; an open plan living room with corner kitchen, simply fitted and a delightful stone and wood fireplace with a gas burning stove. An original oak staircase leads to the first floor which provides a large double bedroom and a bathroom with WC and on the second floor there is a second double bedroom with space for a corner seating area. The property enjoys a small terrace courtyard to the front with plenty of space for a table and chairs and benefits from a small outbuilding for storage. of which 6.50 % fees incl. VAT at the buyer's expense.

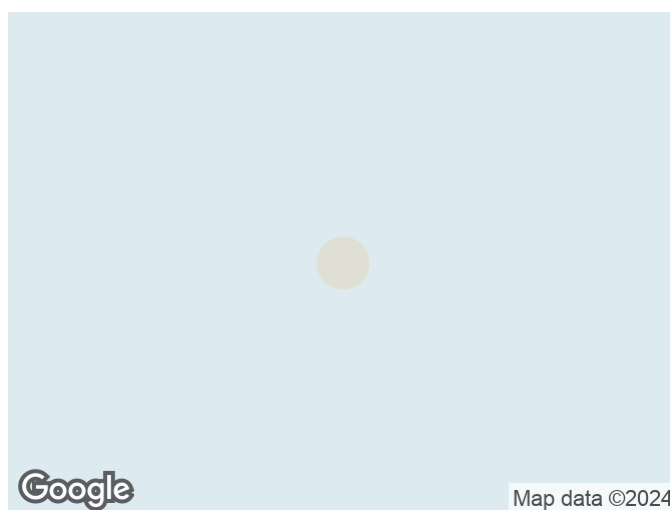
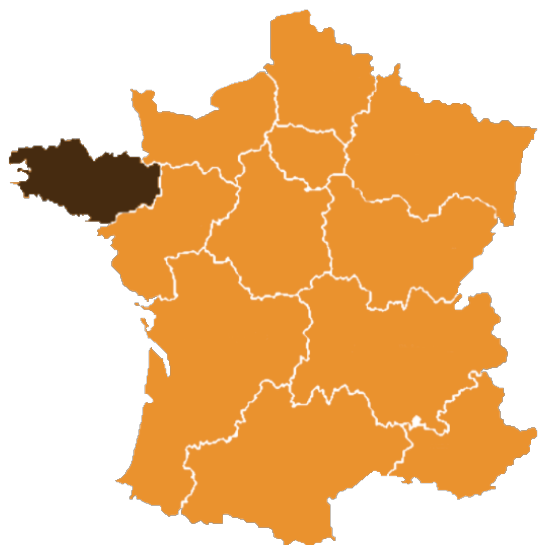
## Summary

Property type:	House
Bedrooms:	2
Price	€170,400

## Key Information

Internal Area:	58 sqm
Land Area:	0.01 ha

## Location: Brittany



# Gallery









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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**

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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