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## House for sale in Dinan in Brittany

**Dinan** , **Côtes-d'Armor** , **Brittany**



**€592,800**

**inc. of agency fees**

**4 Beds   1 Baths   150 sqm   0.33 ha**

This property is so chic! offering you beautiful volumes and bathed in light with a very elegant style. Located in a small hamlet in the village of Hingle,...

### At a Glance

**Reference** MFH-DIN12202-MT

**Near to** Dinan

**Price** €592,800

**Bed** 4

**Bath** 1

**Hab.Space** 150 sqm

**Land** 0.33 ha

**Pool** No

**Land Tax** N/A

### Property Description

This property is so chic! offering you beautiful volumes and bathed in light with a very elegant style. Located in a small hamlet in the village of Hingle, this beautiful contemporary traditional is an ideal house for family life enjoying 4 bedrooms and additional rooms with generous volumes. The ground floor offers a beautiful entrance, a bathroom, a toilet under the stairs, a spacious living room with bay windows leading to the terrace nicely landscaped by a landscaper, in an exotic atmosphere. The newly redone kitchen is top notch! in harmony with the refined and functional style of the living room. The ground floor is completed with a technical room, and a double garage partly converted into a storage room. The 1st floor offers a first large bedroom above the garage served by its staircase, and the other part includes 3 bedrooms with cupboards, a large bathroom and a toilet. The house is well maintained, with quality finishes and lots of taste. The large plot of land offers possibilities being in the UA zone, which would allow other construction or swimming pool projects. The property benefits from enclosed grounds with a motorized gate, and a tarmac driveway which joins the garage and can accommodate 5 cars in outdoor parking.

(4.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€592,800

Key Information

Year Built:	2006
Internal Area:	150 sqm
Land Area:	0.33 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 cooling 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.

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**S. and L. BROWN**



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