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## Building for sale in Dinan in Brittany

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



**€956,800**

**inc. of agency fees**

**4 Beds      367 sqm      0.02 ha**

Located in the heart of the historic center of Dinan, this unique half-timbered building with a 15th century medieval charm offers an exceptional living...

### At a Glance

**Reference** MFH-DIN12325-MT

**Near to** Dinan

**Price** €956,800

**Bed** 4

**Pool** No

**Hab.Space** 367 sqm

**Land** 0.02 ha

**Land Tax** N/A

### Property Description

Located in the heart of the historic center of Dinan, this unique half-timbered building with a 15th century medieval charm offers an exceptional living and working environment. Combining residential space and commercial potential, it is ideal for those who wish to combine family life and professional projects in a place steeped in history. A mixed heritage investment project to discover! The ground floor is dedicated to a commercial space, perfectly located for optimal visibility on a street frequented by residents and visitors to the city. This space benefits from an authentic charm that will attract curious customers and passers-by. The rest of the building is structured around a large, bright triplex, designed for family life, with generous and bright living spaces. Particular attention has been paid to the renovation, in an ecological spirit and with noble materials. The triplex includes an open kitchen and a warm living room, as well as a south-facing terrace with a view of the Clock Tower, offering a rare and outdoor space in the heart of the city. The upper floors offer 4 bedrooms, and bathrooms on each floor with dressing room, all in a cozy atmosphere. An adjoining guest house, to renovate, completes this exceptional property. It offers additional potential to enlarge the living space or develop a rental activity. for an additional source of income. This exceptional property is a rare opportunity for those looking to invest in a place full of history, reconciling family life and commercial activity in the heart of Dinan or a heritage investment with its mixed rental yield. (Plans and additional information available on request)

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

### Summary

Property type:	House
Bedrooms:	4
Price	€956,800

### Key Information

Internal Area:	367 sqm
Land Area:	0.02 ha

### Location: Brittany



## Gallery











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## Buying French Property Just Got Easier...

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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**S. and L. BROWN**



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