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## House for sale in Trevron in Brittany

Trevron , Côtes-d'Armor , Brittany



# €149,800

inc. of agency fees

2 Beds      1 Baths      76.5 sqm

TREVRON : Tucked away in a quiet corner of a popular hamlet close to Trevron just 10 minutes from the vibrant centre of Dinan and within easy reach of...

### At a Glance

**Reference** MFH-DIN12354-SP

**Near to** Trevron

**Price** €149,800

**Bed** 2

**Bath** 1

**Hab.Space** 76.5 sqm

**Pool** No

**Land Tax** N/A

### Property Description

TREVRON : Tucked away in a quiet corner of a popular hamlet close to Trevron just 10 minutes from the vibrant centre of Dinan and within easy reach of the major road networks providing access to St Malo, St Brieuc and Rennes and the beautiful beaches and coastline of Northern Brittany, this 'cute as a button' stone cottage would make the ideal permanent or lock-up and leave holiday home. Improved over recent years by the current owner the property is in 'move into' condition and is simply brimming with charm and character retaining many stunning original features. The property offers flexible accommodation comprising; on the ground floor an open plan living room with spectacular stone fireplace with wood burner and staircase, a modern fitted and equipped kitchen and a WC with useful and practical laundry area. On the first floor a spacious and bright landing area leads to a double bedroom with dressing area, a large bathroom with bath and separate shower and a separate WC. The second floor provides a spacious second double bedroom with ample room to add a second bathroom if required. Outside the cottage benefits from a pretty and well planned courtyard garden and off road parking. A stunning characterful retreat or a practical and well placed permanent home. (7.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€149,800

Key Information

Internal Area:	76.5 sqm
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Location: Brittany



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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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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.

**S. and L. BROWN**



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