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## House for sale in Plumaudan in Brittany

Plumaudan , Côtes-d'Armor , Brittany



**€159,750**

inc. of agency fees

4 Beds      134 sqm      0.1 ha

At 2mns of the village of Brusvily and 15 minutes south of Dinan, come and discover this charming stone house with a full South exposure, you will enjoy...

### At a Glance

|                  |                 |                |           |                  |          |
|------------------|-----------------|----------------|-----------|------------------|----------|
| <b>Reference</b> | MFH-DIN12390-SA | <b>Near to</b> | Plumaudan | <b>Price</b>     | €159,750 |
| <b>Bed</b>       | 4               | <b>Pool</b>    | No        | <b>Hab.Space</b> | 134 sqm  |
| <b>Land</b>      | 0.1 ha          |                |           | <b>Land Tax</b>  | N/A      |

### Property Description

At 2mns of the village of Brusvily and 15 minutes south of Dinan, come and discover this charming stone house with a full South exposure, you will enjoy a closed garden with terrace. On the back you will benefit from a large paved courtyard and a terrain overhanging to refresh.

In front of the house, not adjoining, you can use a small outbuilding as well as a garage and parking.

The house renovated several years ago needs to be refreshed requiring some improvements and finishes, it offers a large living room with insert, an independent kitchen, a laundry room, a bathroom and toilet.

On the 1st floor, you will find a large landing serving 3 bedrooms and a room for dressing.

On the 2nd level, a mezzanine, 2 bedrooms and an office room.

This house needs to be modernized and the facilities rethought.

This is a great opportunity for a young couple ! First-time buyers welcome! (6.50 % fees incl. VAT at the buyer's expense.)

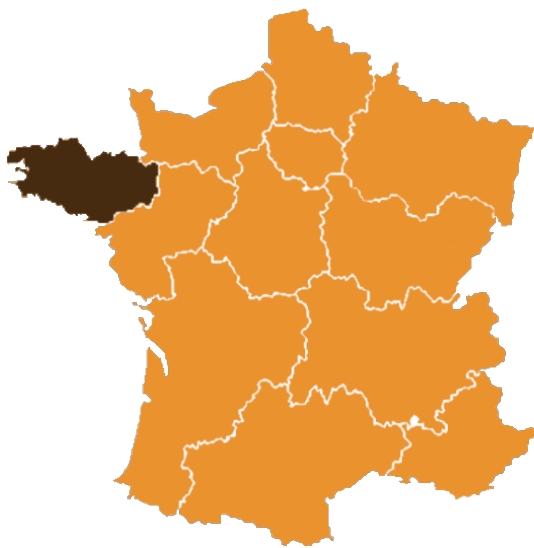
Summary

Property type: House  
Bedrooms: 4  
Price €159,750

Key Information

Internal Area: 134 sqm  
Land Area: 0.1 ha  
Property Features:  
• Orientation: sud  
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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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.

**C. BAUER – Sunday Times**

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