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House for sale in Dinan in Brittany

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



€262,500

inc. of agency fees

2 Beds

57 sqm

Rare on the market, this beautifully presented stone house in the picturesque village of Léhon is just a stroll from the medieval town of Dinan, with...

At a Glance

Reference MFH-DIN12360-G

Near to Dinan

Price €262,500

Bed 2

Pool No

Hab.Space 57 sqm

Land Tax N/A

Property Description

Rare on the market, this beautifully presented stone house in the picturesque village of L  hon is just a stroll from the medieval town of Dinan, with the towpath along the Rance on your doorstep. Recently modernised, while keeping all the charm and character of period fireplaces, exposed beams and stone, the house comprises ; a super open plan living and dining room with kitchenette and small balcony overlooking the historical Abbey. Upstairs, a landing leads to two bedrooms and a shower room with wc. A large attic, with superb exposed roof carpentry, could be converted into a further bedroom. A cellar and garage provide all your parking and storage needs. 25 mns to the coast, easy access to ferry port and airport. A perfect pied    terre in the most picturesque spot ! (5.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type: House
Bedrooms: 2
Price €262,500

Key Information

Internal Area: 57 sqm

Location: Brittany



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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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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

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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