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## House for sale in Langourla in Brittany

Langourla , Côtes-d'Armor , Brittany



**€144,450**

inc. of agency fees

3 Beds      107.5 sqm      0.17 ha

This pretty stone cottage enjoys the perfect setting at the end of a hamlet with views over the countryside The village centre with bar et grocery shop...

### At a Glance

**Reference** MFH-DIN12449-CL

**Near to** Langourla

**Price** €144,450

**Bed** 3

**Pool** No

**Hab.Space** 107.5 sqm

**Land** 0.17 ha

**Land Tax** N/A

### Property Description

This pretty stone cottage enjoys the perfect setting at the end of a hamlet with views over the countryside. The village centre with bar et grocery shop and lake is 1 km away via a quiet road. The house is full of charm, and comprises on the ground floor; very spacious living room and open plan kitchen with fireplace and woodburning stove, bedroom, shower room and wc. Upstairs, a large mezzanine landing, and two very spacious double bedrooms. Small attached outbuilding with utility room, large wooden barn, a well. The attractive and private gardens surround the property, and are ideal for relaxing, entertaining, and simply enjoying the surrounding countryside !

The market town of Merdrignac with lake et liesure base is only 10 mns away, beaches at Val Andre 40 mns. The ideal place to get away from it all, only 1 hour from St Malo ferry port et Rennes airport. A must see!

(7.00 % fees incl. VAT at the buyer's expense.)

### Summary

Property type: House  
Bedrooms: 3  
Price €144,450

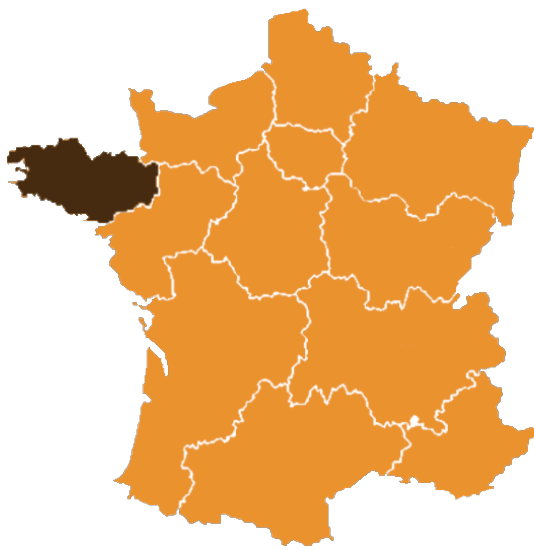
### Key Information

Internal Area: 107.5 sqm  
Land Area: 0.17 ha

Property Features:

- Orientation: sud

### Location: Brittany



## Gallery







As Featured in

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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).

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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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**S. and L. BROWN**



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