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## House for sale in Pleslin Trigavou in Brittany

Pleslin Trigavou , Côtes-d'Armor , Brittany



**€416,000**

inc. of agency fees

6 Beds 1 Baths 228 sqm 0.06 ha

As you cross the threshold of this residence, you will immediately be seduced by its warm atmosphere and its authentic character with a huge interior...

### At a Glance

Reference	MFH-DIN12470-MT	Near to	Pleslin Trigavou	Price	€416,000
Bed	6	Bath	1	Hab.Space	228 sqm
Land	0.06 ha	Pool	No	Land Tax	N/A

### Property Description

As you cross the threshold of this residence, you will immediately be seduced by its warm atmosphere and its authentic character with a huge interior courtyard and its bucolic terraces. This charming stone house located in a small village in TRIGAVOU between the historic town of Dinan and the magnificent Breton coast awaits you. This authentic property combines the charm of the old with modern comfort, offering an exceptional quality of life in a peaceful and green setting. The ground floor offers a spacious living room with fireplace, ideal for winter evenings opening onto a fitted and equipped kitchen, perfect for gastronomy lovers. The veranda room offers an extension of the living space with a breathtaking view of the garden, and its relaxing outdoor facilities, where you feel good! There is also a toilet, a shower room and a room used as a laundry room / boiler room / storeroom and a garage to complete the ground floor. The 1st floor serves a landing with 3 bedrooms, a dressing room and a master suite with wc:/bathtub/jacuzzi/sauna. The attic offers 2 attic bedrooms and a shower room. All on a fully enclosed plot, with a well next to the garage outside.

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

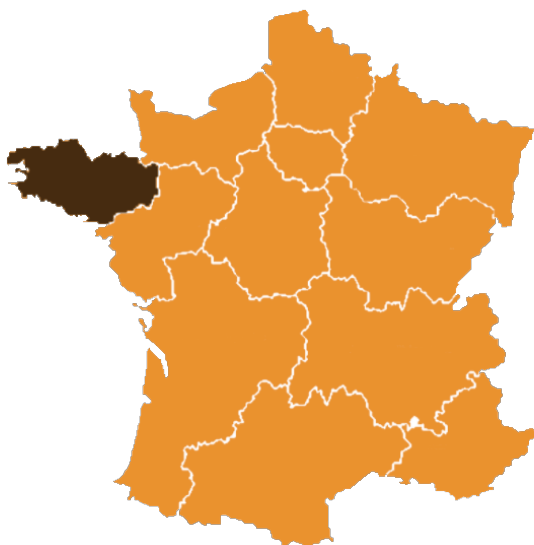
Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€416,000

Key Information

Internal Area:	228 sqm
Land Area:	0.06 ha
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).

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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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