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## House for sale in Yvignac La Tour in Brittany

Yvignac La Tour , Côtes-d'Armor , Brittany



**€219,310**

inc. of agency fees

2 Beds      129 sqm      0.24 ha

On the edge of the village of Plumaudan, in the commune of Yvignac -la-Tour 20 mns south of Dinan. 5mns from shops, schools, doctors, 10mns from the station...

### At a Glance

Reference	MFH-DIN12482-SA	Near to	Yvignac La Tour	Price	€219,310
Bed	2	Pool	No	Hab.Space	129 sqm
Land	0.24 ha			Land Tax	N/A

### Property Description

On the edge of the village of Plumaudan, in the commune of Yvignac -la-Tour 20 mns south of Dinan. 5mns from shops, schools, doctors, 10mns from the station of Caulnes (Paris-Brest line).

In a quiet, rural setting on a fenced and wooded plot of 2362 m<sup>2</sup>, this beautiful independent stone and earth building to renovate offers you a current surface and offers a potential of about 200 m<sup>2</sup> to exploit. Attached to both sides 2 garages of about 40 and 53 m<sup>2</sup>, as well as a small outbuilding and a well.

Formerly a holiday home, it is habitable and offers a kitchen fitted and equipped, a living room with open fireplace, a bathroom, toilet, office and a storeroom to be converted.

On the first floor, two large bedrooms and another beautiful room to operate.

An authentic property, full of charm, to discover quickly!

More photos and video on request. (5.95 % fees incl. VAT at the buyer's expense.)

Summary

Property type: House  
Bedrooms: 2  
Price €219,310

Key Information

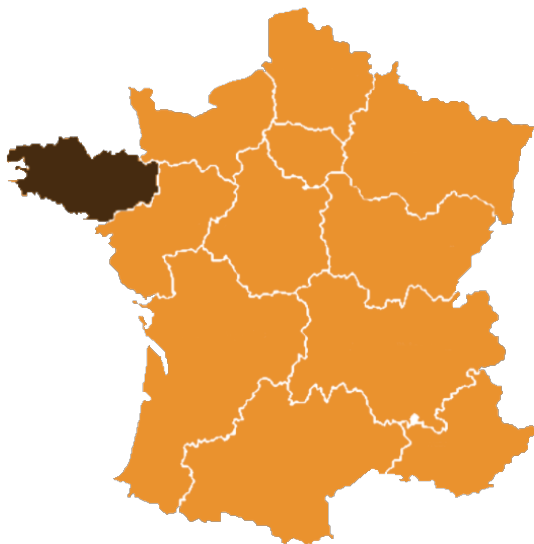
Year Built: 1800  
Internal Area: 129 sqm  
Land Area: 0.24 ha

Property Features:

- Orientation: sud-ouest

Has a Garden Yes

Location: Brittany





## Gallery



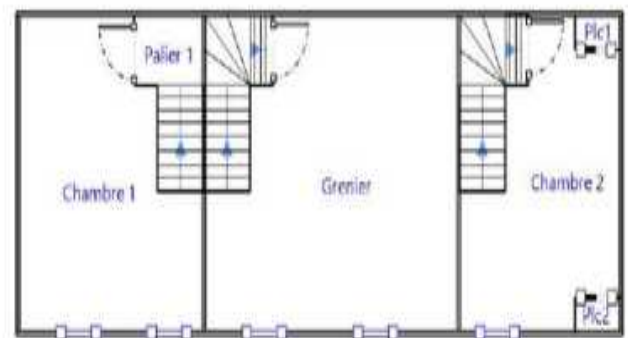
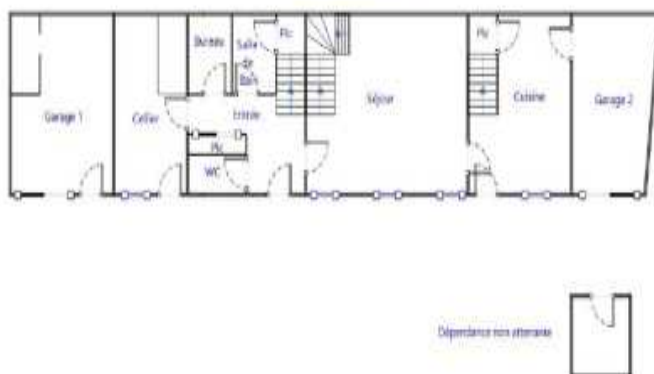




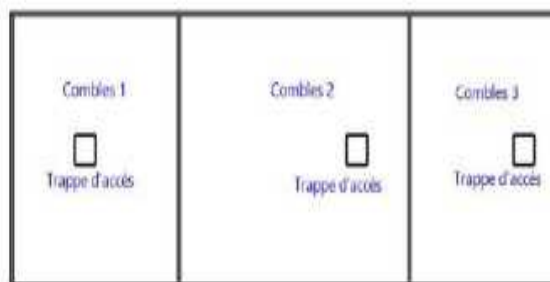


1er étage

Rez de Chaussée



Combles



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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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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.

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

## Testimonials

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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