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House for sale in Dinan in Brittany

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



€447,200

inc. of agency fees

6 Beds 3 Baths 220 sqm 0.13 ha

What an opportunity! This charming character farmhouse awaits you for a mixed project or rental investment! In a small, quiet and bucolic hamlet, this...

At a Glance

Reference	MFH-DIN12477-MT	Near to	Dinan	Price	€447,200
Bed	6	Bath	3	Hab.Space	220 sqm
Land	0.13 ha	Pool	No	Land Tax	N/A

Property Description

What an opportunity! This charming character farmhouse awaits you for a mixed project or rental investment! In a small, quiet and bucolic hamlet, this old building renovated into 3 houses/gites with garden has the possibility of becoming your House project by reconnecting them with additional work. The entire property is of high quality and very well maintained by its owners. The first 60 m² gite includes a living room with fitted and equipped kitchen opening onto the garden, a toilet, a laundry room and a staircase leading to the first floor, a master suite and another bedroom on the mezzanine. The 2nd and 3rd adjoining gites offer a comfortable living room with an insert, a toilet, a laundry room and 2 bedrooms, a shower room and toilet with a pretty garden for each. Ideal for a place to live just a few minutes from Dinan, this farmhouse is located in the countryside, very close to the center of Lanvallay and its amenities. The town of Lanvallay offers a charming tourist environment with its banks of the Rance and the port, a quality commercial environment, not to mention the newly installed medical center. Benefiting from the Dinamo network, the town is very attractive and is part of the GRAND DINAN. This farmhouse is part of a property division project and can be combined with a master house for a larger project! (4.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€447,200

Key Information

Internal Area:	220 sqm
Land Area:	0.13 ha

Location: Brittany



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S. and L. BROWN



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