

[Click to view MFH-DIN12520-MT](#)

## House for sale in Lanvallay in Brittany

Lanvallay , Côtes-d'Armor , Brittany



# €249,500

inc. of agency fees

4 Beds 2 Baths 125.5 sqm 0.12 ha

Located in the sought-after town of Lanvallay, a stone's throw from Dinan and access to the Rance River, this traditional house will appeal to lovers...

### At a Glance

Reference	MFH-DIN12520-MT	Near to	Lanvallay	Price	€249,500
Bed	4	Bath	2	Hab.Space	125.5 sqm
Land	0.12 ha	Pool	No	Land Tax	N/A

### Property Description

Located in the sought-after town of Lanvallay, a stone's throw from Dinan and access to the Rance River, this traditional house will appeal to lovers of spacious spaces, brightness, and tranquility. Built on a large full basement, this house offers true single-story living. The entrance is through a bright veranda overlooking the countryside, which opens onto a vast, warm living room, organized into different areas: a cozy living room with an insert, a dining area, and a fitted, functional, and open kitchen. This level also includes a bathroom and separate toilet. The upper floor accommodates a pleasant mezzanine that can be used as an office or relaxation area, three comfortable bedrooms, and a second bathroom to be renovated, all in generally neat condition. On the garden level, the full basement offers numerous possibilities with its laundry room, technical room, storage spaces, and parking. The land, partly enclosed, offers a beautiful surface to enjoy the garden and the ideal exposure of the house, bathed in light throughout the day, everyone can revisit their project! Energy improvement works are to be planned (DPE in F), in particular for the heating system and insulation, offering great potential for development. A healthy, bright, well-appointed house, to refresh according to your wishes? Ideal for a family or for a second home project close to Dinan and the Rance!

(5.72 % fees incl. VAT at the buyer's expense.)

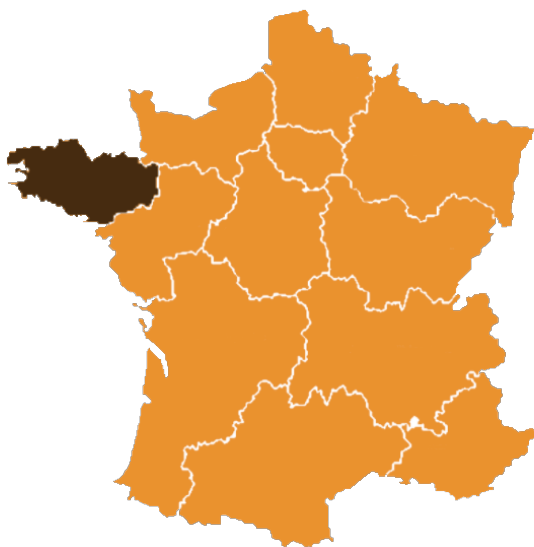
Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€249,500

Key Information

Year Built:	1969
Internal Area:	125.5 sqm
Land Area:	0.12 ha
Has a Garden	Yes

Location: Brittany



## Gallery









As Featured in



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.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## 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**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved