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House for sale in Lanvallay in Brittany

Lanvallay , Côtes-d'Armor , Brittany



€227,900

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	€227,900
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!

(6.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€227,900

Key Information

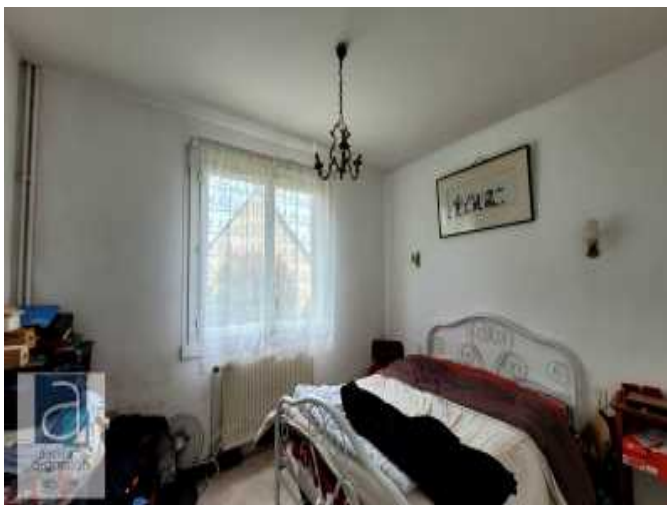
Year Built:	1969
Internal Area:	125.5 sqm
Land Area:	0.12 ha
Has a Garden	Yes

Location: Brittany



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S. and L. BROWN



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