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House for sale in Pleudihen Sur Rance in Brittany

Pleudihen Sur Rance , Côtes-d'Armor , Brittany



€1,248,000

inc. of agency fees

4 Beds 4 Baths 358 sqm 2.97 ha

In a privileged, unspoilt wooded setting lulled by the murmur of the Mordreux stream, an exceptional property full of timeless charm. At the heart of...

At a Glance

Reference MFH-DIN12537-MT

Bed 4

Land 2.97 ha

Near to Pleudihen Sur Rance

Bath 4

Pool No

Price €1,248,000

Hab.Space 358 sqm

Land Tax N/A

Property Description

In a privileged, unspoilt wooded setting lulled by the murmur of the Mordreux stream, an exceptional property full of timeless charm.

At the heart of this enchanted setting stands an exquisite manor house where every detail evokes the sweetness of life of yesteryear. Exposed stone, generous spaces, soft light, The 4 bedrooms and living areas invite here, tranquility and there conviviality A few steps away, an old building has been reinvented with refinement. It houses a vast garage, an artist's studio, a secret wine cellar, and, in the loft, a space bathed in light: an elegant office, a bathroom, a separate toilet, and a superb recreation room, ideal for dreaming, creating, or sharing.

The carefully designed grounds, crossed by the Mordreux stream, offer a real breath of fresh air.

Nestled and protected by the lush woods; a chill space is there for the family and guests to share precious moments, a summer kitchen with barbecue area, fireplace, dining area, the swimming pool, jacuzzi under the gazebo, promising relaxation under the stars. A place of soul, beauty and balance, where one surprises oneself dreaming of staying there forever? (4.00 % fees incl. VAT at the buyer's expense.)

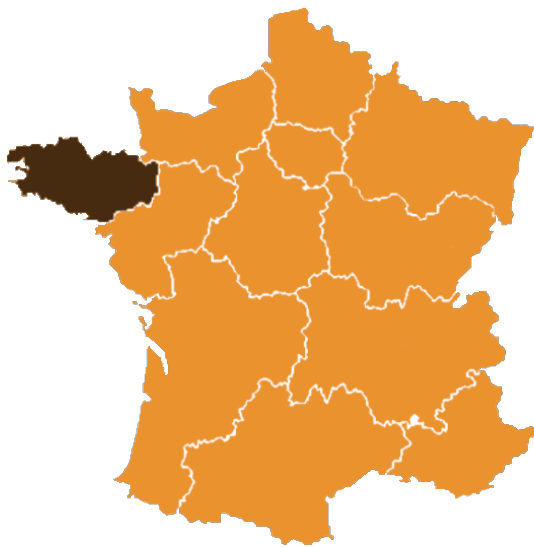
Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	4
Price	€1,248,000

Key Information

Internal Area:	358 sqm
Land Area:	2.97 ha
Has a Garden	Yes

Location: Brittany



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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.

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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

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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