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## House for sale in Lanvallay in Brittany

Lanvallay , Côtes-d'Armor , Brittany



**€222,600**

inc. of agency fees

2 Beds      85 sqm      0.12 ha

In a small, peaceful village connected to the village of Lanvallay by a pleasant cycle path, discover this pretty 1930s house built in blue granite, opulent...

### At a Glance

**Reference** MFH-DIN12536-MT

**Near to** Lanvallay

**Price** €222,600

**Bed** 2

**Pool** No

**Hab.Space** 85 sqm

**Land** 0.12 ha

**Land Tax** N/A

### Property Description

In a small, peaceful village connected to the village of Lanvallay by a pleasant cycle path, discover this pretty 1930s house built in blue granite, opulent and cozy nestled in a charming and large garden, decorated with a gate and a separate garage. The house opens onto a bright veranda which leads to the main living room. This has retained the charm of the old with its high ceilings and its old fireplace, bringing warmth and authenticity. The ground floor is completed by a corridor with storage, a fitted and equipped kitchen originally in solid wood, as well as a separate toilet. Upstairs, the landing with cupboard leads to two comfortable bedrooms to refresh and a bathroom to bring up to date. The exterior benefits from a south-facing garden, mature with conifers and flowering shrubs, a garden where you can sit and enjoy moments of conviviality. A charming property with a warm atmosphere, requiring renovation work and a new heating system in the short term. Ideally located in a quiet environment, while remaining close to the port of Lanvallay and its amenities accessible by bike or a few minutes for shops, close to Rennes. Rare opportunity! (6.00 % fees incl. VAT at the buyer's expense.)

### Summary

Property type:	House
Bedrooms:	2
Price	€222,600

### Key Information

Internal Area:	85 sqm
Land Area:	0.12 ha
Has a Garden	Yes

### Location: Brittany





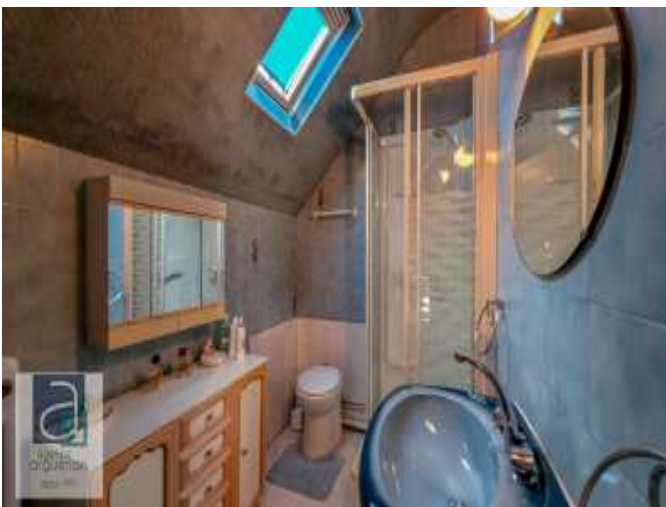
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**S. and L. BROWN**



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