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## House for sale in Pleneuf Val Andre, Brittany

Pleneuf Val Andre , Côtes-d'Armor , Brittany



**€624,000**

inc. of agency fees

3 Beds    2 Baths    87 sqm    0.1 ha

Located in Pléneuf Val André, in the heart of the Breton coast, 8km from Erquy, 15km from Lamballe train station and 20km from Saint Brieuc, the beach and amenities on foot, this charming property from...

### At a Glance

<b>Reference</b>	MFH-DIN11855-DS	<b>Near to</b>	Pleneuf Val Andre	<b>Price</b>	€624,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	87 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in Pléneuf Val André, in the heart of the Breton coast, 8km from Erquy, 15km from Lamballe train station and 20km from Saint Brieuc, the beach and amenities on foot, this charming property from the 80s has all the potential for fill you up! Formerly the cellar, the ground floor has been ingeniously redesigned to now offer you a living room, the kitchen and a bathroom with wc. Upstairs, three spacious bedrooms to accommodate your families or friends, as well as a bathroom. Without forgetting the convertible attic, where two additional bedrooms could be created. Ideal for a bed and breakfast activity on the coast, an office or a

games room. All on 999sqm of flowered land including approximately 760sqm of building land, including an ideally exposed terrace and a garden shed.

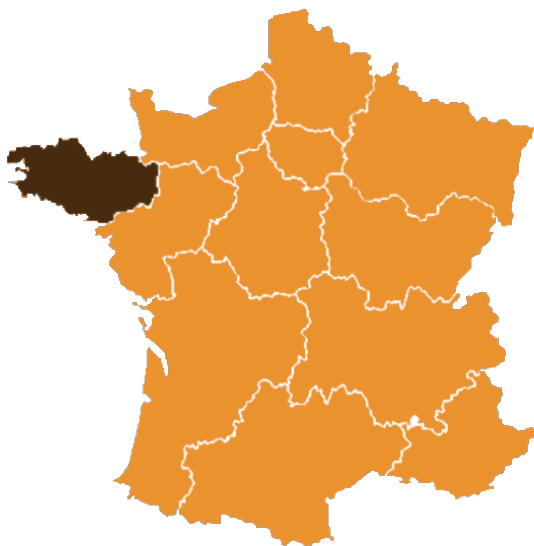
Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€624,000

Key Information

Year Built:	1982
Internal Area:	87 sqm
Land Area:	0.1 ha
Property Features:	
• Orientation: sud-ouest	
Has a Garden	Yes

Location: Brittany



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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 calling off period has expired. It takes an average of three months to buy a property in France.

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