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## House for sale in Pleudihen Sur Rance, Brittany

Pleudihen Sur Rance , Côtes-d'Armor , Brittany



**€551,200**

inc. of agency fees

7 Beds   2 Baths   248 sqm   0.25 ha

Country property on over 1/2 acre of land enjoying a privileged location in an area with a rich natural heritage, close to the River Rance, halfway between Dinan, and its stunning medieval city and Saint...

### At a Glance

<b>Reference</b>	MFH-DIN12008-FD	<b>Near to</b>	Pleudihen Sur Rance	<b>Price</b>	€551,200
<b>Bed</b>	7	<b>Bath</b>	2	<b>Hab.Space</b>	248 sqm
<b>Land</b>	0.25 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Country property on over 1/2 acre of land enjoying a privileged location in an area with a rich natural heritage, close to the River Rance, halfway between Dinan, and its stunning medieval city and Saint Malo, the famous corsair city open to the sea.

This rare property represents a great opportunity to settle as a family in a preserved area in a peaceful corner

of nature, without nuisance, while enjoying a privileged geographical location.

The attractive and large, detached and double stone house opens onto its mature garden. Inside, the enchantment continues, thanks to the harmonious layout and refined decoration. From the entrance hallway, you enter a large, bright living room with its numerous openings, and its insert fireplace for cosy winter evenings, then a warm, open and friendly kitchen/dining room with exposed stone walls, moreover, comprising a bedroom on the ground floor, with shower room and toilet, ground floor living on one level is possible. On the 1st floor, the landing serves three bedrooms, as well as a large master suite with generous volumes with serene views, as well as two bathrooms and toilet. On the second floor, the old attic has been converted into two adjoining rooms, to be adapted accordingly, for leisure, office or additional bedrooms. all that remains is to create a bathroom if required (the plumbing is in situ),

Virtual tour on request. of which 4.00 % fees incl. VAT at the buyer's expense.

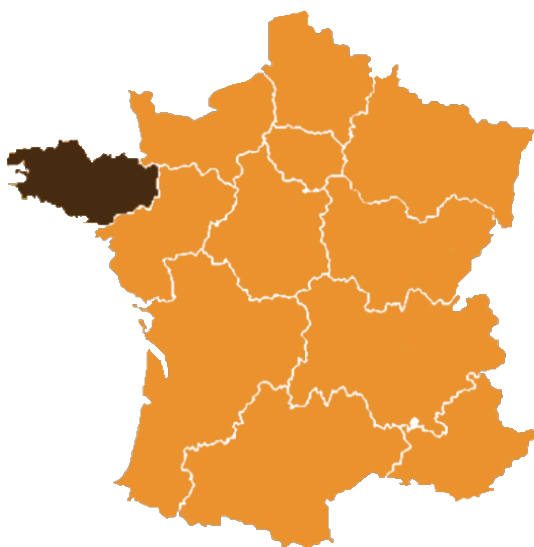
Summary

Property type:	House
Bedrooms:	7
Bathrooms	2
Price	€551,200

Key Information

Internal Area:	248 sqm
Land Area:	0.25 ha
Property Features:	
• Orientation: sud-ouest	
Has a Garden	Yes

Location: Brittany



## Gallery











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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.

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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 calling 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**



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