



## Duplex Apartment with Lovely View from Balcony



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 280,810.14

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Bretagne
Stadt:	Saint-Gregoire
Postleitzahl:	35760
Veröffentlicht:	12.01.2026

#### Beschreibung:

**REDUCED in price** - Duplex Apartment 74 m2 living space with a Balcony, South Facing, Clear View, Quiet Ideally located, in an environment sought after for its calm and its immediate proximity to transport, shops and schools, discover this bright duplex apartment of approximately 74 m2, completely renovated, for a first purchase as a main residence or investment.

The advantages of this property: South facing, guaranteeing beautiful light all day long.

Balcony not overlooked offering a clear view and a pleasant outdoor space.

Apartment located in a well-maintained building dating from 1983 (without elevator) with a view of a pleasant garden.

Quiet, in a residence on a human scale.

Layout:



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- First level: an entrance with storage, a bright living room with access to the balcony, a fitted and equipped kitchen, separate toilet

- Upstairs: a landing with plenty of storage, two large bedrooms, one with built-in wardrobes, shower room with toilet.

Ideal for a first purchase or a rental investment, with no work required, contact me for a visit.

Property subject to the legal status of the Co-ownership.

Number of lots: 77.

Annual co-ownership charges (Average annual amount, share of the seller's forecast budget): €1,148.

No proceedings in progress.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Ile-et-Vilaine's coastline heads westward from Mont-Saint-Michel to an estuary 5 miles west of Dinard and includes the rocky Cote d'Émeraude and the Rance River estuary where the towns of Saint-Malo and Dinard are located.

Rennes, the department's capital, is located centrally and is situated on the Ile et Rance Canal which connects the north flowing Rance river with the Vilaine river that flows south-westerly into the Atlantic.

Oysters are still cultivated along the coast near Cancale but as the fishing industry has declined, the coastal resorts have become important tourist destinations.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Allgemein

Schlafzimmer:	2
Badezimmer:	1
Grundstücksgröße:	5 m <sup>2</sup>

## Gebäudedetails

Gebäude-Ausstattung:	Elevator
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX8.036.847
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