



## Traditional Family House with Garden



### Στοιχεία μεσίτη

Όνομα:	David Evans
Όνομα εταιρείας:	Cle France Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 176,301.09

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Brittany
Πόλη:	Guegon
Ταχυδρομικός κωδικός:	56120
Δημοσιεύθηκε:	22/10/2024
Περιγραφή:	

House for sale less than 5 minutes from the village of Guegon with south facing exposure.

- Ground floor: Good-sized kitchen, living room with pellet stove, recent conservatory & WC, shower room with large shower.

- Upstairs: 4 bedrooms with parquet flooring, and a dressing room.

- Above: Unconvertible attic (for storage).

A small garage, a laundry room, a cellar.

A patio.

A gravelled courtyard and an electric gate, all on land enclosed by hedges of approx. 680 m2.

Recent individual septic tank system.



Quick access onto RN24. ideal for a family, first purchase.

Agency fees including VAT at the buyer's expense.

Further information:

Number of room(s) : 7

Number of bedroom(s) : 4

Habitable area : 103,00 m<sup>2</sup>

Lounge size : 23 m<sup>2</sup>

Ground area : 680 m<sup>2</sup>

Heating : Wood Burning Stove

Garden : Yes.

Reference : 11717J

The department of Morbihan in the south-eastern part of Brittany has a coastal area offering a micro-climate, the Morbihan Gulf on the south coast; where you will find the ancient town of Vannes. Morbihan is bordered by Cotes-d'Armor to the north, Ille -et-Vilaine to the east, Pays de la Loire to the southeast and Finistere to the west.

Morbihan's main activities are agriculture, fishing and tourism. Oysters are cultivated in the Gulf of Morbihan. Tourism is popular along the Morbihan coastline and in the medieval towns and villages dotted around the countryside. Carnac is the French version of Stonehenge with stones laid in concentric circles by an ancient people.

These Megaliths and Dolmens and Menhirs are believed to have been placed there between 3500 and 1800 B.C and you see their symbols everywhere. Attractive Property in the area is easy to find with lovely Farmhouses, Water mills and sleepy Cottages in abundance.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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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So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Κατάσταση: Good

## Κοινά

Κρεβατοκάμαρες: 4  
Μπάνια: 1  
Μέγεθος αυλής: 680 τ.μ

## Utility details

Heating: Ναί

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.195.361

