



## Country House with Lovely Garden



### Στοιχεία μεσίτη

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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 227,950.06

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Brittany
Πόλη:	Guillac
Ταχυδρομικός κωδικός:	56800
Δημοσιεύθηκε:	10/11/2025

### Περιγραφή:

Charming 3 bedroom house for sale in the heart of a rural hamlet, in the countryside about 500 m from the Nantes-Brest Canal.

- Ground floor: Fitted kitchen, lounge with fireplace and pellet stove, WC with washbasin, one bedroom, shower room with a spacious walk in shower.

- Upstairs: 2 large landings, storage, two double bedrooms, and a family bathroom with WC.

- Above: Attic above with VMI block.

Terrace, off road parking area.

Luxury garden shed (10 year guarantee).

Compliant individual sanitation system.



Enclosed private garden of approx. 590 m2.

Agency fees including VAT at the buyer's expense.

Further information:

Number of room(s) : 6

Number of bedroom(s) : 3

Habitable area : 110,00 m2

Lounge size : 22 m2

Ground area : 590 m2

Number of bathroom(s) : 1

Heating : Wood Burning Stove.

The department of Gironde is the home to some of the world's most celebrated vineyards in the wine region of Bordeaux, such as those in Medoc west of the river Gironde and towards the more hilly area of St-Emilion. Agriculture is important to the economy and you will see grapes, kiwi fruit, strawberries and prunes growing everywhere.

Around Bergerac many tobacco fields are found and the forests of Landes produce a large quantity of timber for flooring, roofing and cladding.

Arcachon is famous throughout France for its oysters and it is possible to see the oyster beds most days at low tide. Property in the region is well sought after and many houses are a 'villa' style reminiscent of the houses further south.

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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.



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

Κατάσταση: Good

## Κοινά

Κρεβατοκάμαρες: 3  
Μπάνια: 2  
Μέγεθος αυλής: 590 τ.μ

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ναί

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.821.821

