



## Detached Country House with Open Views



### Στοιχεία μεσίτη

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Τύπος υπηρεσίας:	Selling a Property
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 292,785.28

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Brittany
Πόλη:	Roz-sur-Couesnon
Ταχυδρομικός κωδικός:	35610
Δημοσιεύθηκε:	20/04/2026

### Περιγραφή:

In a very pleasant setting, with unobstructed views and no overlooking neighbors, this cozy house of approximately 100m<sup>2</sup> has been tastefully renovated.

Located in Roz-sur-Couesnon, near the Dol/Saint-Malo dual carriageway, you will enjoy a peaceful and relaxing environment just a few minutes from Pleine-Fougeres and Dol-de-Bretagne.

The house comprises a welcoming 34m<sup>2</sup> living room with a fireplace, a fitted kitchen, a bedroom on the ground floor, and a shower room with WC.

Upstairs: a master suite with a bedroom, shower room/WC, and dressing room. You will also find two further bedrooms and a bathroom with WC.

The house has an attached 28m<sup>2</sup> garage and a 4,000m<sup>2</sup> plot with fruit trees!

Compliant sanitation system.



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.

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.

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

## **Κοινά**

Κρεβατοκάμαρες:	4
Μπάνια:	2
Μέγεθος αυλής:	4000 τ.μ

## **Room details**

Indoor Features:	Fitted kitchen
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX8.388.945
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IMLIX

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