



## Detached House with Garden



### Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 93,433.22

### Ubicación

País:	Francia
Estado/Región/Provincia:	Bretaña
Ciudad:	Le Quillio
Código postal:	22460
Publicado:	15/10/2024

### Descripción:

**REDUCED in price** - Detached stone house, 96 m2 living space, to renovate, Le Quillio (22460) - Immerse yourself in the history of this charming detached stone house, nestled in the heart of the village of Le Quillio (22460). With its 96 m2 of living space, this residence of character offers you a spacious living room of 23 m2, as well as 5 rooms spread over two levels, including 3 bedrooms to accommodate your family.

The 1340 m2 wooded garden invites you to relaxation, offering an enchanting view of the terrace and the garden.

The house, in old condition, needs to be renovated to restore its splendour. A basic kitchen awaits to be fitted out according to your tastes and needs.

The PVC openings with double glazing ensure good thermal and sound insulation.

The slate roof, for its part, is a guarantee of durability and style.



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This house also has a cellar and a basement, offering additional storage space.

The East-West exposure allows optimal light throughout the day.

Let yourself be seduced by the potential of this house and imagine the moments of happiness that you will be able to experience there.

Don't wait any longer, contact us to arrange a visit.

Nearby amenities: Just a 5-minute drive away, you will find a bus stop, two kindergartens and an elementary school. Two colleges are also accessible within 10 minutes.

For your daily needs, 6 general food stores are a 10-minute drive away. A park and garden, as well as 4 general practitioners, are also nearby.

Area 96.00 m<sup>2</sup>  
Living room 23 m<sup>2</sup>  
Land area 13 to 40 ca  
Rooms 5  
Bedrooms 3  
Levels 2  
Powder room 1  
WC 1  
General condition To be renovated  
Garden, terrace view  
East-West exposure  
PVC openings, Double glazing  
Individual Sanitation  
Naked Kitchen  
Furnishing Unfurnished  
Slate roof

The department of Cotes d'Armor is the northern most department in the Region of Brittany, with the English Channel to the north, Ille-et-Vilaine to the east, Morbihan to the south and Finistere to the west it is a sunshine gem.

The picturesque Émeraude Coast looks north to the English Channel and is packed with charming seaside resorts and old fishing villages. Most of the towns of the interior were founded in the Middle Ages. The department's southern half is crossed by the Noires Mountains that run west to east with rivers emptying to the south into the Bay of Biscay and to the north into the Channel.

Along the coast, fishing was once important but is now secondary to the cultivation of fruit, oats, potatoes and wheat and of course tourism.

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)

Condición: Good

### **Común**

Dormitorios: 3  
Baños: 1  
Tamaño del lote: 1340 m2

### **Rental details**

Furnished: No

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.181.309

