



## Duplex Apartment in Heart of Town



### Info Agente

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Specialties:	
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 222,845.39

### Ubicación

País:	Francia
Estado/Región/Provincia:	Bretaña
Ciudad:	Malestroit
Código postal:	56140
Publicado:	31/03/2026

### Descripción:

Town House in Good Order For Sale in the heart of Malestroit, this nice 3-bedroom duplex apartment is located on the 1st floor of a small and well-maintained condominium. it comprises:

- First floor: a large living room with an open-plan kitchen to be fitted to your taste, a bedroom with a built-in wardrobe, a shower room, and a WC.

- Second floor: there are two bedrooms, one with a built-in wardrobe, a bathroom, and a WC.

The sale also includes a private garage.

A rare find on the market.

Viewing highly recommended.

Agency fees including VAT at the buyer's expense.  
Condominiums of 4 units.



Annual expenses : 1192 euros.

Further information:

Number of room(s) : 4

Number of bedroom(s) : 3

Habitable area : 106,00 m<sup>2</sup>

Lounge size : 31 m<sup>2</sup>

Condominium fees : 1,192 €

Number of bathroom(s) : 1

Heating : Gas.

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.

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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.

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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Condición: Good

## Común

Dormitorios: 3

Baños: 2

## Utility details

Heating: Sí

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.294.743

