



## Detached Coastal Villa with Landscaped Garden



### Information de l'agent

Nom:	David Evans
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Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,538,640.94

### Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	Saint-Briac-sur-Mer
Indicatif régional:	35800
Soumis:	28/09/2023

### Description:

**REDUCED in price** - Large family Detached Villa (built in 1973) ideally located in Saint-Briac-sur-Mer between the town, the golf course and the beaches, on a building plot of 1707 m2. the villa with a floor area of 208 m2 includes:

- Basement: garage (3 cars), WC, independent bedroom with bathroom, workshop, boiler room.
- Ground floor: large living room with fireplace, adjoining conservatory, 2 bedrooms, shower room & WC, 1 bathroom & WC.
- Upstairs: 4 bedrooms, 1 office, 1 terrace, 1 bathroom, 1 shower room & WC.
- Attic.

Concrete slab the villa was designed to make 2 beautiful independent apartments if necessary and the land allows the construction of approximately 3 lots.



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Interior refreshment work to be planned.

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)

## Commun

Chambres:	6
Salle de bains:	4
Dimesions du lot:	1707 m <sup>2</sup>

## Utility details

Heating:	Oui
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## Lease terms

Date Available:



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## Contact information

IMLIX ID:

IX4.952.220

