



## Contemporary Detached House



### Information de l'agent

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

Propriété à:	Vendre
Prix:	USD 336,518.15

#### Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	Plémet
Indicatif régional:	22210
Soumis:	27/11/2023

#### Description:

Contemporary Detached House, this is a 5-room house with garden, south-facing 5-room house of 118 m<sup>2</sup> living space and 1,161 m<sup>2</sup> of land with garden. This house is composed as follows: a living room, four bedrooms and a fitted kitchen. It also includes a shower room and a bathroom.

View of a garden.

Ten minutes away: schools, restaurants, bakeries, shops, butcher's, grocery store and post office.

National N164 at 6 km.

Fees payable by the buyer.

**INTERIOR IN EXCELLENT CONDITION**

Habitable Area 109.00 m<sup>2</sup>

Living room 35 m<sup>2</sup>



Land area 1161 m<sup>2</sup>  
Rooms 5  
Bedrooms 4  
Levels 2  
Bathroom 1  
Shower room 1  
WC 2  
Time, year 2020  
General condition: In excellent condition  
Garden, terrace view  
South exposure  
Aerothermic heating  
Aluminum openings, Double glazing  
Sanitation: Mains drainage  
Kitchen  
Roof and wall insulation  
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.

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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.

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

## Commun

Chambres: 4  
Salle de bains: 1  
Dimensions du lot: 1161 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.163.257

