



## Detached Cottage with Lovely Garden



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 323,788.03

### Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	Le Trévoux
Indicatif régional:	29380
Soumis:	04/03/2024

### Description:

**REDUCED** in price - Discover this beautiful lady from the 1900s in the center of the village of Trevoux. In a quiet Cul-de-Sac, come and meet this beautiful detached building, full of charm, well renovated and benefiting from beautiful volumes.

- Ground floor: you enter through a nice hallway, on the right a large equipped kitchen of almost 18 m2 to accommodate family and friends, on the left a pretty living room, very cozy of more than 25 m2, you will then pass through a corridor which leads you to the toilets and the laundry room.

- Upstairs: you will find 3 beautiful bedrooms and a bathroom and in the converted and very well insulated attic a magnificent large bedroom of 58 m2.

A lovely space that can be used as you wish.

This house is perfect for a family wishing to combine the calm of the countryside and the proximity of the town, with the school 150 m away. Ideally located Le Trevoux is 7 km from Quimperle, 7 minutes from the N165, 25 minutes from Lorient and the seaside 20 minutes away.



The location is ideal. Its adorable garden not overlooked will allow you to park the car and enjoy good times out of sight.

Eric Park with its beautiful lake is a 6-minute walk away, perfect for children and even parents after the work day.

The house connected to mains drainage also has a pellet boiler and a thermodynamic hot water tank, you feel good there, warm in a soft and warm atmosphere.

To see quickly.

The department of Finistere has a feeling of being carved out of the earth by the sea and is the wildest area of Brittany, it is also the most western of all French departments. The name Finistere comes from the Latin phrase 'finis terrae', meaning 'land's end'.

It has the English Channel to the north, Cotes-d'Armor and Morbihan to the east, the Bay of Biscay to the south and the Atlantic Ocean to the west.

Quimper, the department's capital, is located to the south and has a distinctive Breton character just like all the main towns such as Brest, Chateaulin, Morlaix and Quimper. Over a third of the area is covered with forest, moors and scrubland.

Along the coast, farmers divide their time between commercial fishing and working their small farms. To see the Fish-markets, Douarnenez is worth a visit as is Brest which is on the west coast and is also a major naval port.

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)

Condition: Good

## **Commun**

Chambres: 4  
Salle de bains: 2  
Dimesions du lot: 298 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.525.890

