



## Country House with Lots of Character



### Information de l'agent

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Experience 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 109,691.51

### Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	Saint-Etienne-du-Gue-de-l'Isle
Indicatif régional:	22210
Soumis:	25/03/2024

### Description:

If you are looking for a unique property with a lot of quality and authenticity, this house is attached on one side, this is for you.

- Ground floor: consists of a large living room of 50 m2 with wood stove and exposed beams, an independent fitted kitchen on stone floors with wood stove.

- Upstairs: large room with wooden floor to finish fitting out (roof insulation in place), a bathroom with toilet, a separate bedroom.

Energetically independent: electricity production by solar panels, wood heating, dry toilets, double-glazed wooden openings with granite surround, south-facing orientation.

Stone outbuilding opposite the house.

All on flat land of 1590 m2.



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Habitable Area 136.00 m2  
Living room 50 m2  
Land area 1590 m2  
Rooms 3  
Bedrooms 1  
Levels 2  
Shower room 1  
WC 1  
Garden, terrace view  
South exposure  
Wood heating  
Wooden openings, Double glazing  
Individual Sanitation  
Fitted and equipped kitchen, independent  
Furnishing: Unfurnished  
Roof insulation  
Slate roof  
Other Fireplace

**GREAT OPPORTUNITY to visit QUICKLY.**

The department of Cotes d'Armor is the northern most department in the Region of Brittany, with the English Channel to the north, Ile-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)

## Commun

Chambres:	1
Salle de bains:	1
Dimesions du lot:	1590 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Oui
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## Rental details

Furnished:	Non
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## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX5.572.714
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