



## Large Town House with Lots of Potential



### 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:	EUR 83,000

### Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	La Chèze
Indicatif régional:	22210
Soumis:	20/05/2024

### Description:

**REDUCED in price** - Real estate investment opportunity in La Cheze. This property offers remarkable potential, which can be transformed into a family home or into several accommodations for a rental investment.

- Ground floor: you will find a commercial part, toilets, a boiler room, an office and a kitchen.
- Upstairs: an additional kitchen, a dining room with insert, a bathroom, toilet and two bedrooms.
- Second floor: a convertible attic offering numerous possibilities for extension.
- Outside: a fully enclosed courtyard accommodates a workshop and a storage space that can be fully modulated according to needs.

Lots of potential and development possibilities.

This property is an opportunity not to be missed.



Agency Fees including tax payable by the buyer.

Energy class E, Climate class E.

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 2050 and 2830 Euro a year.

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:	3
Salle de bains:	1



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Dimesions du lot: 216 m<sup>2</sup>

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.754.120

