



## Country House with Several Outbuildings



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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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 185,376.98

### Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	La Prénessaye
Indicatif régional:	22210
Soumis:	08/07/2024

### Description:

**REDUCED** in price - Come and discover this house with a generous habitable surface area of 150 m<sup>2</sup> offering you living on one level. It is made up as follows:

- Ground floor: of an entrance opening onto a fitted and equipped kitchen, a spacious living room and bright, 2 bedrooms, a bathroom with WC, a utility room.

- Upstairs: a welcoming landing leads to 2 bedrooms, a bathroom, a WC, a large attic that can be converted.

The house is built on a plot of 5055 m<sup>2</sup>.

You will find numerous storage spaces including a 170 m<sup>2</sup> shed, a garage, an old stable, a cellar area, an old outbuilding.

Access to the RN 164 is a few minutes by car.



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Don't hesitate to contact us for more information or to organise a visit.

Agency Fees including tax payable by the buyer.

Energy class E, Climate class D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 2410.00 and 3260.00 Euro.

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.

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: 4592 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.889.307

