



## Neo-Breton Detached House with Garden



### Information de l'agent

Nom:	David Evans
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Pays:	Royaume-Uni
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 251,100.41

#### Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	Brehan
Indicatif régional:	56580
Soumis:	29/09/2024

#### Description:

Pleasant Neo-Breton house from 1977 built on a full basement and with a pretty wooded park with closed shed.

- Ground floor: consists of an entrance leading to a separate kitchen, living/dining room with wood insert, two bedrooms, a recently renovated shower room.

- Upstairs: large mezzanine hallway leading to three bedrooms, a shower room & WC. Plenty of storage.

- Full basement: with large garage, workshop area, closed room used as a kitchen and laundry room.

Wooded and well-kept land with an area of 2,223 m2 with a closed shed with a wooden frame and roof covered with sheet metal.

Electric and wood heating, double-glazed PVC openings. Beautiful living spaces. To see quickly.

Agency Fees payable by the purchaser.



Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2023: between 2,620 and 3,590 Euro.

The department of Morbihan in the south-eastern part of Brittany has a coastal area offering a micro-climate, the Morbihan Gulf on the south coast; where you will find the ancient town of Vannes. Morbihan is bordered by Cotes-d'Armor to the north, Ille -et-Vilaine to the east, Pays de la Loire to the southeast and Finistere to the west.

Morbihan's main activities are agriculture, fishing and tourism. Oysters are cultivated in the Gulf of Morbihan. Tourism is popular along the Morbihan coastline and in the medieval towns and villages dotted around the countryside. Carnac is the French version of Stonehenge with stones laid in concentric circles by an ancient people.

These Megaliths and Dolmens and Menhirs are believed to have been placed there between 3500 and 1800 B.C and you see their symbols everywhere. Attractive Property in the area is easy to find with lovely Farmhouses, Water mills and sleepy Cottages in abundance.

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:	5
Salle de bains:	2
Dimesions du lot:	2223 m <sup>2</sup>



## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.094.018

