



Detached House with Garden



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
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	https://clefrance.co.uk

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 192,923.03

Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	Loudéac
Indicatif régional:	22600
Soumis:	14/04/2025

Description:

Located in a residential area, house, on basement, from the 1970s with a surface area of 107 m2, 6 rooms including 4 bedrooms. It consists of:

- Ground floor: an entrance hall, a fitted kitchen, a double living room with fireplace insert and veranda overlooking the rear garden. A bathroom (shower and bathtub), a toilet.

- Half floor: two bedrooms.

- 1st floor: two bedrooms, one of which can be used as an additional sleeping area, a bathroom with toilet and adjoining attic. Garage attached to the house.

- Basement: in beaten earth with insulated high floor.

Land in front and behind the house with a surface area of 483 m2 with garden shed, workshop and attached lean-to.



House with beautiful features (parquet floors) refreshment work will have to be considered to give it a second youth.

Close to schools, quick access to the N164.

Surface area 107.00 m²

Floor area 107 m²

Land area 483 m²

Rooms 6

Bedrooms 4

Levels 2

Bathroom 1

Toilet 2 Separate

Era, year 1970

General condition Requires updating

View City

Facing South

Heating Oil

Individual

Openings PVC, Double glazing

Sanitation Mains drainage

Kitchen Fitted, Separate

Furniture Unfurnished

Indoor parking 1

Outdoor parking 1

Agency fees payable by the buyer.

Energy rating E, Climate rating E. Estimated average annual energy costs for standard use, based on 2021 energy prices: between €1,947.00 and €2,635.00.

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

Condition: Good

Commun

Chambres: 4
Salle de bains: 2
Dimensions du lot: 483 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Oui

Rental details

Furnished: Non

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.805.709



IMLIX

Marché immobilier IMLIX
<https://www.imlix.com/fr/>

