



## Detached Country House with Open Views



### Information de l'agent

|                   |   |
|-------------------|---|
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| Pays:             | Royaume-Uni   |
| Expérience since: |   |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Languages:        | English, French   |
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### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 331,442.08 |

#### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Bretagne   |
| Ville:                | Plémet     |
| Indicatif régional:   | 22210      |
| Soumis:               | 30/04/2025 |

#### Description:

Beautiful property comprising a stone farmhouse and its outbuilding, in the countryside near the town.

The interior welcomes you with an airlock giving access to a beautiful room composed of a fitted and equipped kitchen open to the living room.

Opposite, you will find a spacious living room with access to the upper floor.

The latter welcomes you with a mezzanine serving four beautiful bedrooms and a bathroom with WC.

Outside: a large south-facing terrace offers breathtaking views of the surrounding countryside.

ANNEXE is available.

It consists, on the ground floor, of a large living room with an open kitchen.

The upper floor houses two beautiful bedrooms and a bathroom with WC.



A garage attached to the house completes this ensemble.

The property extends over 5,109 m<sup>2</sup> of land.

Ask us for more information.

Type Traditional

Surface area 217.00 m<sup>2</sup>

Living room 35 m<sup>2</sup>

Land area 5109m<sup>2</sup>

Rooms 8

Bedrooms 6

Levels 2

Bathroom 1

Shower room 2

Toilets 3

Era, year 1899 Old

General condition In good condition

View Garden, terrace

South exposure

Heating Oil

Individual

Openings PVC, Double glazing

Sanitation Individual

Kitchen Fitted and equipped, American style

Furniture Unfurnished

Indoor parking 1 Garage

Outdoor parking 4 Courtyard

Insulation Floor and walls

Roof Slate

Other Fireplace

Fibre optic broadband

Property tax 1,008 Euro year.

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



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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: 6  
Salle de bains: 3  
Dimensions du lot: 5109 m<sup>2</sup>

### **Utility details**

Heating: Oui

### **Rental details**

Furnished: Non

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.887.787



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