



## Lovely Country House in Rural Hamlet



### 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:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 82,144.17

### Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	Plémet
Indicatif régional:	22210
Soumis:	22/05/2025

### Description:

Nestled in a small, quiet rural hamlet, not overlooked by any neighbours, come and discover this lovely house with a living area of 72 m<sup>2</sup>. It consists:

- Ground floor: of a kitchen open to a living room, a lounge that can be used as a bedroom, a WC.
- Upstairs: a corridor leading to 2 bedrooms and a bathroom. In front of the house, a garage is attached to a small stone outbuilding.

The house is built on a plot of 262 m<sup>2</sup>.

Right next door, another 172 m<sup>2</sup> garden out of sight to enjoy the beautiful sunny days.

All amenities are less than 5 minutes away, access to the RN164, nursery, primary and secondary schools, pharmacy, medical center, health professionals, bakeries, restaurants, supermarket and more.

Do not hesitate to contact us to organise a visit.



Surface area 72.10 m<sup>2</sup>  
Living room 11 m<sup>2</sup>  
Land area 434 m<sup>2</sup>  
Rooms 5  
Bedrooms 3  
Levels 2  
Bathroom 1  
WC 1 Separate  
General condition Requires renovation  
View: Garden, terrace  
Facing: West  
Heating: Gas  
City heating  
Openings: Wood, Single glazing  
Sanitation: Mains drainage  
Kitchen: Partially fitted, American-style  
Furniture: Unfurnished  
Roof: Slate

Fees included and payable by the purchaser.

Energy class F, Climate class F Housing with excessive energy consumption. Estimated amount of annual energy expenditure for standard use: between €2,490.00 and €3,420.00 for the years 2021, 2022 and 2023 (subscriptions included).

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)

## Commun

Chambres: 3  
Salle de bains: 1  
Dimensions du lot: 434 m<sup>2</sup>

## Utility details

Heating: Oui

## Rental details

Furnished: Non

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.925.267

