



## Houses For Sale - 5 Rooms - 95 M2



### Information de l'agent

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Nom:              | David Evans                                                   |
| Nom de compagnie: | Cle France Ltd                                                |
| Pays:             | Royaume-Uni                                                   |
| Experience 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 202,162.7 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Bretagne   |
| Ville:                | Ploërmel   |
| Indicatif régional:   | 56800      |
| Soumis:               | 27/01/2026 |

### Description:

RARE in the area, a 1970s house for sale, a few kilometers from the town centre of PLOËRMEL in a quiet hamlet, with more than one hectare of land! and with close proximity to the Nantes to Brest canal. This house, in good condition, comprises:

- on the ground floor: an entrance with a storage cupboard, a bright lounge/dining room with an open fireplace, a fitted kitchen, a bedroom, a shower room and a WC;
- Upstairs: a landing leads to two bedrooms, one with a built-in wardrobe, and a storage room. A shower room could be added to one of the bedrooms.

Full basement with garage space, boiler room, cellar and back kitchen.

Large hangar as outbuilding.

Attached land of over one and a half hectare, ideal for keeping animals.

A MUST-SEE! (5.50 % fees incl. VAT at the buyer's expense.)

### Further informations

Number of room(s) : 5



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Number of bedroom(s) : 3

Habitable area : 95,00 m<sup>2</sup>

Price : 168 800 € HAI  
including 5,50 % of fees, at the expense of the purchaser

Ground area : 16 020 m<sup>2</sup>

Heating : Fuel

Garden : Yes

Price excluding fees : 160 000 €

Reference : 11931P

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:         | 3                    |
| Salle de bains:   | 1                    |
| Dimesions du lot: | 16020 m <sup>2</sup> |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Utility details

|          |     |
|----------|-----|
| Heating: | Oui |
|----------|-----|

## Lease terms

|                 |  |
|-----------------|--|
| Date Available: |  |
|-----------------|--|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.094.238 |
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