



## Traditional House with Nice Garden



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 172,951.69

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Brittany
Város:	Plumieux
Irányítószám:	22210
Feladta:	2025. 05. 14.
Leírás:	

**REDUCED in price** - Discover this real estate opportunity: a property complex located in the heart of the town center, comprising a 100 m<sup>2</sup> residential house and two convertible outbuildings. The property is built on a 605 m<sup>2</sup> plot. This two-story property has four bedrooms, including one on the ground floor, a bathroom, and two separate toilets. The kitchen opening onto the 26 m<sup>2</sup> living room is a major asset.

Although requiring renovation work, this property offers great potential thanks to its two outbuildings.

This house is located close to several amenities.

A nursery and elementary school are a 5-minute walk away, as are a general grocery store and a restaurant.

A bus is a 5-minute drive away, as are a middle school and a general practitioner.

Don't miss the opportunity to make this historic house your new home.

Type: Detached



Surface area: 100.00 m<sup>2</sup>  
Floor area: 121 m<sup>2</sup>  
Living room: 26 m<sup>2</sup>  
Land area: 605 m<sup>2</sup>  
Rooms: 6  
Bedrooms: 4  
Levels: 2  
Bathrooms: 1  
Toilets: 2 Separate  
Era: 1760s  
General condition: Requires updating  
View: Garden, terrace  
South-east exposure  
Heating: Wood  
Electric  
Individual  
Openings: Wood/PVC, Double glazing  
Sanitation: Mains drainage  
Kitchen: Partially equipped, American-style  
Furnishings: Unfurnished  
Indoor parking: 1 Garage  
Outdoor parking: 2 Courtyard  
Insulation: Roof and walls  
Roof: Slate, fibre cement  
Other: Fireplace  
Electric shutters  
Property tax: 373 Euro / year

Contact us today to arrange a viewing and discover the full potential of this exceptional property.

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)

Állapot: Good

### Gyakori

Hálósobák: 4  
Fürdőszobák: 1  
Telekméret: 605 nm

### Utility details

Heating: Yes

### Rental details

Furnished: No

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.914.981

