



## Traditional Country House with Open Views



### 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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Languages:	English, French
Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 161,706.66

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Brittany
Város:	Campeneac
Irányítószám:	56800
Feladta:	2026. 02. 20.

#### Leírás:

REDUCED in price - Nestled in a quiet hamlet, less than 10 minutes from the town of Ploermel, this semi-detached house offers a serene living environment, ideal for relaxing .

The house consists of a bright living room and lounge, a kitchen, two bedrooms, a bathroom, and an attic that can be converted and offering great possibilities for development.

Outside, you will enjoy a total area of 5,520 m2, including a 5,020 m2 plot not adjoining, located less than 50 meters away, perfect for a vegetable garden, an orchard, animals or a relaxation area in the heart of nature.

The advantages: Compliant individual septic tank system, PVC double-glazed windows, mechanical ventilation.

Very rare in this area! (6.00 % fees incl. VAT at the buyer's expense.)

#### Further information:

Number of room(s) : 5



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Number of bedroom(s) : 2  
Habitable area : 66,00 m<sup>2</sup>  
Ground area : 5,520 m<sup>2</sup>  
Number of bathroom(s) : 1  
Heating : Electrique  
Garden : Yes.

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)

Állapot: Good

## Gyakori



Hálósobák: 2  
Fürdőszobák: 1  
Telekméret: 5520 nm

## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.198.924

