



## Detached Country House with Outbuilding



### Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 329,181.24

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Brittany
Città:	Romazy
Cap:	35490
Pubblicato:	10/08/2023

### Descrizione:

**REDUCED in price** - Beautiful 16th Century Longere of 10 rooms 318 m2 of living space on 3 levels, 144 m2 of outbuildings and a 70 m2 bakery on 2 levels, with a large bread oven. Land of 5580 m2 including 1800 m2 in electrified fenced park for animals and a wood of 1600 m2.

Structural work completed, 40 m2 studio fitted out, second work to finish restoring.

Artisanal oak carpentry, with interior shutters, 4-16-4 double glazing, Malouinières linseed oil paints, tap water and spring water under pressure, electricity in remotely controlled home automation, electrical panel with telecoms boxes and rescued on a generator.

Insulated ground floor slab (25 cms of Misapor) lime-shale (with electricity, plumbing and sanitation) ready to receive underfloor heating.

Located 30 minutes from Rennes.

The department of Ile-et-Vilaine's coastline heads westward from Mont-Saint-Michel to an estuary 5



miles west of Dinard and includes the rocky Cote d'Émeraude and the Rance River estuary where the towns of Saint-Malo and Dinard are located.

Rennes, the department's capital, is located centrally and is situated on the Ile et Rance Canal which connects the north flowing Rance river with the Vilaine river that flows south-westerly into the Atlantic.

Oysters are still cultivated along the coast near Cancale but as the fishing industry has declined, the coastal resorts have become important tourist destinations.

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)

## Comune

Camere da letto:	5
Bagni:	1
Dimensione del lotto:	5880 mq

## Utility details

Heating:	Sì
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.750.596



# IMLIX

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