



## Recently Renovated House with Garden



### 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 137,099.99

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Brittany
Città:	Plemet
Cap:	22210
Pubblicato:	19/11/2024

### Descrizione:

**REDUCED in price** - In a quiet countryside location while being a few minutes from the town of Plemet and all its amenities, come and discover this stone house, semi-detached on one side with a living area of 80 m<sup>2</sup>. Completely renovated in 2024, it consists:

- Ground floor: of a beautiful living room (kitchen, living room, living room) with exit to the terrace, a toilet. A conduit for the installation of a stove is in place.

- Upstairs: a landing serving 2 beautiful bedrooms and a bathroom with a toilet.

Land not adjoining the house with outbuilding.

Ideal first acquisition or rental investment.

Do not hesitate to contact us to organise a visit.

Agency Fees payable by the purchaser.



Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 1,300 and 1,820 Euro.

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)

## Comune

Camere da letto:	2
Bagni:	1
Dimensione del lotto:	300 mq

## Lease terms

Date Available:



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**Contact information**

IMLIX ID:

IX6.400.204

