



## Traditional 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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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 198,171.8

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Brittany
Città:	Plemet
Cap:	22210
Pubblicato:	03/12/2024

### Descrizione:

**REDUCED in price** - In the heart of the rural village of Plemet, come and discover this real estate complex composed of two apartments.

The first apartment located on the ground floor offers you a corridor serving an independent kitchen, a living room, two bedrooms, a bathroom, a toilet, a laundry room. The heating system in place is electric.

The second apartment offers you an entrance on the ground floor with a laundry room, a storage room, a cellar area and a toilet. Upstairs, a corridor serving a kitchen, a living room / lounge with a wood insert fireplace, 4 bedrooms, a toilet and a bathroom. Individual oil heating is installed and a fireplace with wood insert.

On the practical side, all amenities are nearby. pharmacy, medical center, schools (nursery, primary, middle schools), shops. You will benefit from a garage and land not adjoining the house. The total surface area of these two dwellings is 176 m<sup>2</sup>.

A DPE for the building has been established. Do not miss the opportunity to invest either for a personal



or rental project.

Do not hesitate to contact us for any additional information or to organise a visit.

Agency Fees included of 6.5% payable by the purchaser.

Energy class D, Climate class C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 3190.00 and 4360 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)

Condizione: Good

## Comune



Camere da letto: 4  
Bagni: 1  
Dimensione del lotto: 1065 mq

## Utility details

Heating: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.444.605

