



## Detached Rural House by the Coast



### 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 216,720.73 |

#### Posizione

|                              |             |
|------------------------------|-------------|
| Nazione:                     | France      |
| Stato / Regione / Provincia: | Brittany    |
| Città:                       | Landevennec |
| Cap:                         | 29560       |
| Pubblicato:                  | 10/06/2025  |

#### Descrizione:

**REDUCED in price** - A residence of art and stone with its feet, almost, in the water, a beautiful house with great potential, ready to be reborn. Lovers of fine works or heirs of the know-how of yesteryear, this exceptional building in cut stone calls you to breathe new life into it.

Located in a natural setting on the banks of the Aulne River.

It bears the imprint of character and heritage, perfectly comfortable and habitable but with so much more potential to rehabilitate with passion and rigour.

- Total surface area: 170 m2, spread over three levels.
- Ground floor: A plateau, ready to become a large collegiate living room around a period fireplace.
- Upstairs: Three bedrooms, two shower rooms and a toilet, for a master suite project.
- Second floor: Three additional bedrooms, perfect for welcoming families and friends in a friendly



atmosphere.

An enclosed and green garden: Ideal for recharging your batteries or gardening in complete privacy.

Outbuildings: A laundry room and a large independent garage can be used as a workshop or storage area for the many water activities.

This residence offers an infinite number of possibilities for renovation enthusiasts:

A rare gem to be shaped into a unique living space or a holiday home with timeless charm.

An ideal address for developing a high-end seasonal rental business, thanks to its exceptional location on the water's edge.

An opportunity to combine respect for the past and creative audacity by mixing yesterday's stone and today's comfort.

The Aulne River offers a soothing spectacle, while the nearby beaches invite you to go fishing on foot and swimming.

Along the way, the paths wind through woods and moors.

A rare opportunity Come and admire this house of character and project your know-how on it.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Finistere has a feeling of being carved out of the earth by the sea and is the wildest area of Brittany, it is also the most western of all French departments. The name Finistere comes from the Latin phrase 'finis terrae', meaning 'land's end'.

It has the English Channel to the north, Cotes-d'Armor and Morbihan to the east, the Bay of Biscay to the south and the Atlantic Ocean to the west.

Quimper, the department's capital, is located to the south and has a distinctive Breton character just like all the main towns such as Brest, Chateaulin, Morlaix and Quimper. Over a third of the area is covered with forest, moors and scrubland.

Along the coast, farmers divide their time between commercial fishing and working their small farms. To see the Fish-markets, Douarnenez is worth a visit as is Brest which is on the west coast and is also a major naval port.

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:      | 7       |
| Bagni:                | 2       |
| Dimensione del lotto: | 1122 mq |

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.114.996

