



## 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
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 314,881.81

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Brittany
Città:	Cruguel
Cap:	56420
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### Descrizione:

Detached Country House with Outbuilding, an impressive 5 Bedroom, 3 bathroom family home with character and comforts including a wood burning stove, fitted kitchen, dining area and good living spaces.

### It comprises:

- Ground floor: a living room with fireplace and wood-burning stove, a fitted and equipped kitchen and a bedroom with private shower room with WC, and another separate WC.
- Upstairs: an office, a landing leading to three bedrooms, a bathroom and a separate WC.
- Above: Attic space above.

Cellar below the living room.

In the extension of the house, a workshop/boiler room with attic above, a covered area, a wood shed and a garage.



Adjoining wooded and fully fenced garden of approx. 3664 m2 with a shed and a well.

All on mains drainage.

VISIT WITHOUT DELAY.

Agency fees including VAT at the buyer's expense.

In the commune of Cruguel, approximately 10 kms from the medieval town of Josselin and the Nantes-Brest Canal, less than 35 minutes from Vannes, this elegant bourgeois style house for sale will seduce you with its spaciousness.

Further information:

Number of room(s) : 7

Number of bedroom(s) : 5

Habitable area : 146,00 m2

Ground area : 3,664 m2

Number of bathroom(s) : 1

Heating : Oil & Electric

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.

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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: 5  
Bagni: 3  
Dimensione del lotto: 3664 mq

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Si

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.400.792

