



## Detached 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
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 208,868.66

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Brittany
Città:	Plemet
Cap:	22210
Publicato:	10/02/2026

#### Descrizione:

Ideally located, just steps from the village of Plemet, come and discover this detached house built over a cellar, offering 120 m2 of living space.

- Ground floor: comprises an entrance hall opening onto a living room with a fireplace and a sitting room with a wood-burning stove, a fitted and equipped kitchen, a bedroom, a shower room, and a toilet.

- Upstairs: a landing leads to three bedrooms, a room that could be used as a dressing room or office, a shower room, a toilet, and an attic.

The basement includes a summer kitchen, a garage, and a boiler room.

The house is very well maintained and offers spacious rooms, perfect for family life.

You can enjoy a lovely garden and fruit trees.

Plemet has a medical center, a pharmacy, and numerous shops, including a supermarket.



The RN 164 is just a few minutes away. The house is heated by a geothermal system (external borehole), which generates significant savings on energy bills!

Don't hesitate to schedule a visit or request further information.

Detached House

Area: 120.00 m<sup>2</sup>

Living Room: 46 m<sup>2</sup>

Rooms: 8

Bedrooms: 4

Levels: 3

Bathrooms: 2

WC: 3 Separate

Year Built: 1973

General Condition: Good

Street View

Heating: Geothermal

Windows Wooden, Double Glazed

Sewerage: Mains Drainage, Compliant

Kitchen Fitted and Equipped: Separate

Furniture: Unfurnished

Insulation: Roof and Walls

Slate Roof

Other: Fireplace.

Fees included of 6.5% including VAT payable by the buyer. Price excluding fees €170,000. Energy class D, Climate class B. Estimated annual energy costs for standard use: between €1,510.00 and €2,100.00 for the years 2021, 2022 and 2023 (including subscriptions).

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: 4  
Bagni: 2  
Dimensione del lotto: 2000 mq

## Utility details

Heating: Si

## Rental details

Furnished: No

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.167.104

