



## Huge Habitable Property with Lots of Potential



### Agent Info

|                   |   |
|-------------------|---|
| Naam:             | David Evans   |
| Bedrijfsnaam:     | Cle France Ltd  |
| Mistlampen:       | United Kingdom  |
| Experience since: |   |
| Service Type:     | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telefoon:         | +44 (1440) 820-358  |
| Languages:        | English, French   |
| Website:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Advertentie details

|                |               |
|----------------|---------------|
| Vastgoed voor: | Koop          |
| Prijs:         | USD 69,625.16 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Brittany   |
| Plaats:                     | Merleac    |
| Postcode:                   | 22460      |
| Geplaatst:                  | 22-04-2024 |
| Omschrijving:               |            |

**REDUCED in price - Huge Habitable Property with Lots of Potential for sale in Merleac (22460):**  
7-room house of 153 m2 living space and 547 m2 of land. The 7-room house offers a living room and four bedrooms. It also has a shower room, a bathroom and three toilets.

In addition, there is a cellar. Street view.

Near schools, restaurant. National N164 at 11 km.

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



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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)

### **Algemeen**

Slaapkamers: 6  
Badkamers: 2  
Lot Afmeting: 547 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.663.457

