



## Detached Country House with Garden



### Agent Info

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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 369,631.89

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Brittany
Plaats:	Mellac
Postcode:	29300
Geplaatst:	20-05-2024
Omschrijving:	

**REDUCED in price** - A house with potential built on a full basement you will find a solid house, with beautiful volumes. Perfect for a large family, on the ground floor you will find a bedroom, a large living room-kitchen, a toilet and a storeroom. Upstairs 4 bedrooms, a shower room, WC, a bathroom. The attic is insulated as well as the enormous basement.

One of the great qualities of this property is on the one hand its location, in a quiet cul-de-sac (6 minutes from Quimperle and 7 minutes from the expressway) and above all, especially its large building plot of 1620 m2.

You therefore have the possibility of grading this large plot of land for yourself or of parting with it.

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)

## Algemeen

Slaapkamers:	5
Badkamers:	2
Lot Afmeting:	1620 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.754.157



# IMLIX

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