



## Detached House with View of Mont-St-Michel



### 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 281,625.41

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Brittany
Plaats:	Sougeal
Postcode:	35610
Geplaatst:	05-06-2025

### Omschrijving:

REDUCED in price - We offer you this house for the year 2023 in the town of Sougeal (35610) less than 10 minutes from Pontorson, with an unobstructed view of Mont-St-Michel visible from the terrace and two bedrooms. The house consists of a living room, a fitted and equipped kitchen, 3 bedrooms including 2 with closet, a bathroom, a separate toilet, and an adjoining garage.

It includes a thermodynamic tank, double-glazed joinery, and a pellet stove to offer you low electricity consumption.

Class B / A. And ten-year warranty until 2033. The house is connected to the sewer and fibre optics.

All on a plot of approximately 360m<sup>2</sup>.

You will have access on foot to the bakery, bar/tobacco shop, playground, school transport, football pitch and numerous walks and hiking trails, only 15 minutes from the bay and 35 minutes from the beaches.

Apologies for the For Sale 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 Ile-et-Vilaine is the oldest in Brittany with gentle rolling countryside, forests, dunes and marshes to the north. The English Channel is to the north, Lower Normandy to the east, Pays de la Loire to the east and south, Morbihan and Cotes-d'Armor to the west.

Ile-et-Vilaine's coastline heads westward from Mont-Saint-Michel to an estuary 5 miles west of Dinard and includes the rocky Cote d'Émeraude and the Rance River estuary where the towns of Saint-Malo and Dinard are located.

Rennes, the department's capital, is located centrally and is situated on the Ile et Rance Canal which connects the north flowing Rance river with the Vilaine river that flows south-westerly into the Atlantic.

Oysters are still cultivated along the coast near Cancale but as the fishing industry has declined, the coastal resorts have become important tourist destinations.

Also, don't forget to visit the Saturday morning market in the medieval town of Fougères.

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:	3
Badkamers:	1
Lot Afmeting:	360 m <sup>2</sup>

## **Utility details**



Heating:

Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.987.484

