



## Stone Built Village House with Garden



### Agent Info

Name: David Evans  
Company: Cle France Ltd  
Name:  
Country: United Kingdom  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +44 (1440) 820-358  
Languages: English, French  
Website: <https://clefrance.co.uk>

### Listing details

Property for: Sale  
Price: USD 167,051.56

### Location

Country: France  
State/Region/Province: Brittany  
City: Plouguenast  
ZIP code: 22150  
Posted: Jul 22, 2024

### Description:

REDUCED in price - 6-room house with garden, for sale in Plouguenast (22150): 6-room house of 110 m<sup>2</sup> living space and 1,370 m<sup>2</sup> of land with garden. This 6-room house is made up of a living room, four bedrooms and an independent, fitted and equipped kitchen. It also offers a shower room and a bathroom. This property also includes a cellar.

### INTERIOR IN GOOD CONDITION

Habitable Area 110.00 m<sup>2</sup>  
Living room 28 m<sup>2</sup>  
Land area 1370 m<sup>2</sup>  
Rooms 6  
Bedrooms 4  
Levels 3  
Bathroom 1  
Shower room 1  
WC 2  
General condition In good condition



Street View  
South-East exposure  
Oil heating  
Wooden openings, Double glazing  
Sanitation: Mains drainage  
Fitted and equipped kitchen, independent  
Furnishing: Fully furnished  
Roof and wall insulation  
Slate roof  
Fireplace.

Nearby: train station (La Motte and Ploec-L'Hermitage), primary schools, middle school, cinema, restaurants and library.

National access N164 10 km.

Agency fees are the responsibility of the buyer.

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)

### **Common**

Bedrooms: 4  
Bathrooms: 2  
Lot Size: 1370 sq m

### **Utility details**

Heating: Yes

### **Rental details**

Furnished: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.930.098

