



## Detached Country House with Terrace and Large Garden



### Agent Info

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Experience since:	
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Specialties:	
Property Type:	Apartments, Houses
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### Listing details

Property for:	Sale
Price:	USD 187,464.72

### Location

Country:	France
State/Region/Province:	Brittany
City:	Le Quillio
ZIP code:	22460
Posted:	Aug 05, 2024

### Description:

Discover this charming traditional house of 197 m2 living space close to Le Quillio (22460). Built in 1950, it offers a unique blend of history and modernity. Although it requires some updating, it has incredible potential to become your ideal haven. The house has 9 rooms, including 3 bedrooms, 2 bathrooms, 1 shower room and 2 toilets.

It is insulated by the roof and walls, and is equipped with individual heating.

The slate roof adds extra charm to this unique property.

Enjoy the outdoors with 3006 m2 of land, a garden, a cellar and a basement.

The land is even suitable for swimming pools.

The house is located in a quiet area, with a street view and a southeast exposure.

It is close to several amenities, including a nursery, a kindergarten, an elementary school, a general food store and a restaurant, all accessible within a few minutes by car or on foot.



Le Quillio also offers a park and garden and several general practitioners within a 10-minute drive.

Don't wait any longer to discover this house full of charm and potential.

Surface area 197.00 m<sup>2</sup>  
Living room 55 m<sup>2</sup>  
Land area 3006 m<sup>2</sup>  
Bedrooms 3  
Levels 3  
Bathroom 2  
Powder room 1  
WC 2  
Period, year 1950  
General condition To be refreshed  
Street View  
South-East exposure  
Oil heating  
Individual  
PVC openings, Double glazing  
Sanitation Mains drainage  
Fitted and equipped kitchen, independent  
Furnishing Unfurnished  
Insulation by roof and walls  
Slate roof  
Property tax 1,000 Euro / year

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)

Condition: Good

### **Common**

Bedrooms: 3  
Bathrooms: 2  
Lot Size: 3006 sq m

### **Utility details**

Heating: Yes

### **Building details**

Outdoor Amenities: Pool

### **Rental details**

Furnished: No

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.966.398



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