



## Detached House with Landscaped Garden



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 226,778.49

### Location

Country:	France
State/Region/Province:	Brittany
City:	Plemet
ZIP code:	22210
Posted:	Mar 19, 2025

### Description:

**REDUCED** in price - Here you will find all the comfort in this very well-maintained single-story house, built on a plot of 318 m<sup>2</sup>, fully enclosed and maintenance-free. It consists of a spacious living room of 45 m<sup>2</sup> (fitted and equipped kitchen, living room), 3 bedrooms with a surface area between 10 and 12 m<sup>2</sup>, a dressing room, a bathroom, a toilet and a laundry room.

A pellet stove is installed there, it ensures a warm atmosphere in all seasons and heats the entire house.

You will benefit from a courtyard sheltered from view for outdoor meals, a garden shed offering a beautiful storage space and a large garage with 2 car parking spaces.

On the practical side, all amenities are nearby (primary schools, middle schools, medical center, pharmacy, optician, hairdressers, beautician, florists, bar, restaurants, supermarket etc).

Access to the RN 164 is less than 5 minutes by car.

Don't miss this opportunity to come and put down your suitcases in this house where life is good.



Contact us now to organise a visit.

Agency fees payable by the purchaser.

Energy class C, Climate class A Estimated amount of annual energy expenditure for standard use: between € 1010.00 and € 1410.00 for the years 2021, 2022 and 2023 (subscriptions included).

Type: Detached  
Surface area: 108.56 m<sup>2</sup>  
Living room: 45 m<sup>2</sup>  
Land area: 318  
Rooms: 5  
Bedrooms: 3  
Bathroom: 1  
Toilet: 1 Separate  
Era: 1970  
General condition: Excellent  
Street view  
East exposure  
Heating: Pellet  
Individual  
Openings: PVC, double glazing  
Sanitation: Mains drainage  
Kitchen: Fitted and equipped, American-style  
Indoor parking: 2 garages  
Attic insulation: Plasterboard  
Slate roof.

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:	3
Bathrooms:	1
Lot Size:	318 sq m

### **Utility details**

Heating:	Yes
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.742.218
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