



## Detached Farmhouse with Lovely Garden and Open Views



### Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 297,200.79

### Localização

Country:	França
State/Region/Province:	Bretanha
Cidade:	Treve
CEP:	22600
Adicionado:	05/06/2025

#### Informação adicional:

Set in a superb location in the countryside with open views, we find this lovely detached property for sale, only 5 minutes, by car, from Loudeac (22600) it is a very beautiful stone farmhouse renovated in 1992, on a mature plot of 3,400 m2 comprising:

- Ground floor: very large living room with fireplace, bay window, stove and fitted and equipped kitchen area with a surface area of 75 m2, bathroom and WC, laundry area, access to the double garage with attic space.

- Upstairs: 3 large bedrooms, a shower room with WC, a bathroom, closet, a small bedroom or an office.

Guaranteed favourite of many people, this is a beautiful farmhouse.

Agency fees included payable by the buyer.

Energy class D, Climate class B Estimated annual energy expenditure for standard use: between €2,077.00 and €2,809.00 for the years 2021, 2022 and 2023 (subscriptions included).



Type Country house  
Surface area 156.00 m<sup>2</sup>  
Living room 57 m<sup>2</sup>  
Land area 3400 m<sup>2</sup>  
Terrace 20 m<sup>2</sup>  
Rooms 6  
Bedrooms 4  
Levels 2  
Bathroom 1  
Shower room 1  
Toilet 2 Separate  
Year of Construction 1992  
General condition In good condition  
View Countryside  
South exposure  
Heating Electric  
Individual  
Openings PVC, Double glazing  
Sanitation Individual  
Kitchen Fitted and equipped, Kitchenette  
Furnishings Unfurnished  
Indoor parking 2  
Outdoor parking 3  
Slate Roof  
Property tax 750 Euro a 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



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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)

## **Comum**

Quartos de dormir:	4
Banheiro:	2
Tamanho do lote:	3400 m <sup>2</sup>

## **Utility details**

Heating:	Sim
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## **Rental details**

Furnished:	Não
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX6.987.403
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