



Longere with Guest Gite and Outbuildings



Emlakçı Bilgisi

İsim:	David Evans
Şirket Adı:	Cle France Ltd
Ülke:	United Kingdom
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 388,005.82

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Brittany
Posta kodu:	22320
Yayınlandı:	02.10.2023
Açıklama:	

REDUCED in price - VERY BEAUTIFUL LONGERE AND ITS GUEST COTTAGE ALL MADE OF STONE. Located 15 minutes from the center of Quintin, in the town of Saint-Martin des-Pres, I invite you to come and discover this magnificent 170 m2 farmhouse and its 150 m2 south-facing gite, built on land of approximately 3000 m2, enjoying the peace and quiet in a small Breton village.

Upon entering the farmhouse you will be welcomed in the entrance hall which leads to the ground floor, a pleasant living space composed of a fitted and equipped kitchen, toilet, a living room and its beautiful ceiling heights, with access to the terrace and its garden. Night side still on the ground floor, which is very sought after a master suite with its bedroom, dressing room and private bathroom.

Upstairs, a very friendly sleeping area made up of two beautiful bedrooms, a bathroom with a large bathtub, a mezzanine office overlooking the living room.

The cottage with its private access and its perfectly considered layout, is composed on the ground floor of an open kitchen, a large living room that can accommodate many people, a laundry room (possibility of a bathroom), toilet.

Upstairs, three beautiful bedrooms, a bathroom, toilet. This gite adjoining the main residence offers numerous possibilities of use, welcoming parents, renting it as a Guets Gite, by the night or by the week,



family events, seminars, caterer and restaurateur operating nearby. From a technical point of view, the renovation work took place in 2005/2006.

The heating method, a wood stove, a thermodynamic tank.

Use centralised vacuuming.

Utility, a laundry room, a boiler room, an open garage, a very spacious barn, an outbuilding.

This type of property is rare, you are looking for stone, calm, reception or profitability, amenities then, I remain at your disposal so that you can take advantage of this very great opportunity.

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.



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For everything you need to know about French property visit www.clefrance.co.uk

Genel Bilgiler

Yatak odası:	6
Banyo:	2
Arazi Büyüklüğü:	3000 m2

Utility details

Heating:	Evet
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Lease terms

Date Available:

Contact information

IMLIX ID: IX4.953.610

